

Prepared by and Return to:
Donna Furney
MTI Title Insurance Agency, Inc.
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #30484-224-000
File- MFL-2219088
Consideration Amount \$109,000.00

WARRANTY DEED

This Indenture, Made this September 22, 2017, between **Steve Graham and Carla Graham, husband and wife,** whose post office address is: 2524 Ivy Planation Dr., Buford, GA 30519, hereinafter called the "Grantor"*, and, **Nirvana Sooner Property, LLC, A Texas Limited Liability Company,** whose post office address is: 3113 Leeland St., Houston, TX 77003, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Bay County, FL, and being further described as follows:

Condominium Unit No. 12, The Oceanna, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 784, Page 720, of the Public Records of Bay County, Florida on the 19th day of May, 1980, together with all of the appurtenances thereto, all according to said Declaration of Condominium and Exhibits annexed thereto.

Property Address: 8000 Surf Drive, Unit 12, Panama City Beach, FL 32408

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member or the household of grantor resides thereon.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

✓ [Signature]
Steve Graham

✓ [Signature]
Carla Graham

✓ [Signature]
Witness #1 Signature

Marie Williams
Witness #1 Print Name

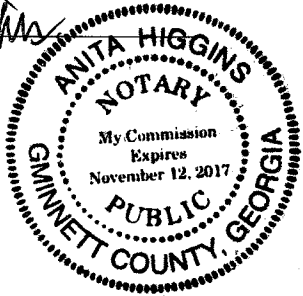
✓ [Signature]
Witness #2 Signature

Susan Hughes
Witness #2 Print Name

State of Georgia ; County of Gwinnett

The foregoing instrument was acknowledged by me this Sept 21, 2017 by: Steve Graham and Carla Graham, husband and wife who is/are personally known by me or who has/ produced: a valid driver's license as identification and who did not take an oath.

[Signature]
Notary Public



My Commission Expires: 11-12-17