

THIS INSTRUMENT PREPARED BY:

Davage J. Runnels, III
Hall & Runnels
4399 Commons Drive East
Suite 300
Destin, Florida 32541

20-0985

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 30th day of September, 2020, between **Castleridge Properties LLC, a Tennessee limited liability company**, whose mailing address is 1101 Riverside Drive, Old Hickory, Tennessee 37138, hereinafter referred to as "grantor", and **Joshua Deen Reese and Ashley Reese, husband and wife**, whose mailing address is 6196 Upper Granger St, Arlington, Tennessee 38002, hereinafter referred to as "grantee". (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H:

That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

Unit 904, SUNRISE BEACH, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 2576, Page 241, as amended from time to time, of the Public Records of Bay County, Florida.

Parcel Identification No. 33984-062-141

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2020 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed, and Delivered
in our presence as witnesses:

Castleridge Properties LLC, a
Tennessee limited liability company

By: Allison Lanquist
Allison Lanquist
Its Member/Manager

[Signature]
witness #1 signature
Scott Fisher
print witness #1 name

[Signature]
witness #2 signature
Scott Fisher
print witness #2 name

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of September, 2020, by Allison Lanquist as Member/Manager of Castleridge Properties LLC, a Tennessee limited liability company, on behalf of the company, who: (Notary must check applicable box)

- is personally known to me.
- produced a current Tennessee (state) driver's license as identification.
- produced _____ as identification.



(notary seal)

[Signature]
Notary Public
April Harrington
print Notary Name
My Commission Expires: 09/06/2022