

Prepared by and return to:

Barry G. Segal
Barry G. Segal, P.A.
3096 Cardinal Drive Suite 2C
Vero Beach, FL 32963
772-567-5552

PREPARED WITHOUT REQUEST FOR OR
BENEFIT OF TITLE SEARCH OR ABSTRACT

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Warranty Deed

This Warranty Deed made this 8th day of April, 2016 between Emporia, LLC, a North Carolina corporation whose post office address is 725 Cool Springs Boulevard, Suite 600, Franklin, TN 37067, grantor, and George I. Shinn, a married man whose post office address is 725 Cool Springs Boulevard, Number 600, Franklin, TN 37067, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 Indian River County, Florida to-wit:

Lot 39, PEBBLE BAY ESTATES, according to the Plat thereof, recorded in Plat Book 8, Page 17 & 17A, of the Public Records of Indian River County, Florida

Parcel Identification Number: 32-40-19-00002-0000-00039/0

This is a conveyance of unencumbered real property to a member of the grantor entity and is therefore subject to only the minimal amount of Florida Documentary Stamps.


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 the grantor hereby covenants with said grantee that the 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, 2015**.

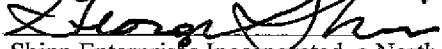
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Michele S. Sealy


Witness Name: _____

Emporia, LLC, a North Carolina corporation

By: 
Shinn Enterprises Incorporated, a North Carolina corporation
Its: Manager
By: George I. Shinn, Trustee of the George I. Shinn Trust
Its: President

(Corporate Seal)

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 8th day of April, 2016 by George I. Shinn; trustee of the George I. Shinn Trust as President of Shinn Enterprises Incorporated, a North Carolina corporation as manager of Emporia, LLC, a North Carolina corporation, on behalf of the corporation. He ~~is~~ is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Barry Glen Segal

My Commission Expires: June 10, 2016