Davidson County DEEDWARR
Recvd: 08/05/08 10:34 4 pgs
Fees:22.00 Taxes:0.00
20080805-0080544

WARRANTY DEED

THIS WARRANTY DEED made this 20th day of July, 2008, by ALVIN F. KOLZ and SARA F. KOLZ, husband and wife, of 2437 Roberts Drive, Niceville, Florida 32578 (the "Grantors"), as to a one-half interest to ALVIN FREDERICK KOLZ and SARA FRANCES KOLZ, as Co-Trustees of the ALVIN FREDERICK KOLZ TRUST DATED FEBRUARY 28, 2008, a Revocable Living Trust, and as to a one-half interest to SARA FRANCES KOLZ and ALVIN FREDERICK KOLZ, as Co-Trustees of the SARA FRANCES KOLZ TRUST DATED FEBRUARY 28, 2008, a Revocable Living Trust (the "Grantees"), of 2437 Roberts Drive, Niceville, Florida 32578.

W I T N E S S E T H:

THAT THE GRANTORS, for and in consideration, of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell and convey unto the Grantees, including the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations as the case may be, all that certain lands situate in Davidson County, Tennessee, to wit:

SEE ATTACHED EXHIBIT A

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.

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

AND THE GRANTORS hereby covenant with said Grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant 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 and assessments for the year of 2008.

THERE IS HEREBY GRANTED to the Grantees, in addition to those powers conferred by law, the following powers to be exercised without authority from any court and in the Grantees' sole and absolute discretion, to deal with any and all property conveyed herein:

A. To retain such property regardless of whether it is of the class or diversification authorized by law for the investment of trust funds, and to abandon such property or any interest in it as may be deemed advisable.

B. To sell any such property or any interest (including undivided interests) therein, at such times and upon such terms and conditions including credit, as may be deemed advisable at public or private sale, and to exchange, grant options on or easements in or on the property or otherwise dispose of such property as may be deemed advisable.

C. To enter into a lease for any purpose as lessor of the property for such period of time and to grant such options for renewal or purchase as may be deemed advisable.

D. To borrow money from any lender as may be necessary to pay taxes or for such other purposes as may be deemed advisable, and to give notes or bonds for the sums borrowed and to encumber, mortgage or pledge any property granted hereunder to secure repayment of such notes or bonds.

E. To abandon, compromise, arbitrate or otherwise deal with and settle claims in favor of or against the property as may be deemed advisable.

F. To exercise all of the powers and discretion granted herein, even after the termination of any trust under which this property is granted, until the final distribution of all property conveyed herein.

G. To do all such acts and exercise all such rights and privileges, although not specifically listed hereunder, which the Grantees deem necessary or advisable for the proper and advantageous management, investment and distribution of the property conveyed herein, and to make, execute and deliver any instruments or agreements binding the Grantees with respect to the property conveyed hereby.

New Owners:
Alvin Frederick Kolz, Co-Trustee
Sara Frances Kolz, Co-Trustee
Alvin Frederick Kolz Revocable Trust
2437 Roberts Drive
Niceville, Florida 32578

Send Tax Bills to:
New Owners

IN WITNESS WHEREOF the Grantors have caused these presents to be executed in their names the day and year first above written.

Signed, sealed and delivered
in the presence of:

Dorothy R. Brown
WITNESS
Print Name: Dorothy R. Brown

Annette C. Wolfe
WITNESS
Print Name: Annette C. Wolfe

Alvin Frederick Kolz
ALVIN FREDERICK KOLZ

Dorothy R. Brown
WITNESS
Print Name: Dorothy R. Brown

Annette C. Wolfe
WITNESS
Print Name: Annette C. Wolfe

Sara F. Kolz
SARA FRANCES KOLZ

STATE OF FLORIDA
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me this 28 day of July, 2008, by ALVIN F. KOLZ, who (notary **must** check applicable box):

☑ is personally known to me.
☐ produced a current Florida driver's license as identification, License No.
☐ produced _____ as identification.

(SEAL) MARY D NEAL Notary Public - State of Florida My Commission Expires Jul 14, 2010 Commission # DD 533952 Bonded By National Notary Assn.

Mary D Neal
Notary Public

STATE OF FLORIDA
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me this 28 day of July, 2008, by SARA F. KOLZ, who (notary **must** check applicable box):

☑ is personally known to me.
☐ produced a current Florida driver's license as identification, License No.
☐ produced _____ as identification.

(SEAL) MARY D NEAL Notary Public - State of Florida My Commission Expires Jul 14, 2010 Commission # DD 533952 Bonded By National Notary Assn.

Mary D Neal
Notary Public

THIS DOCUMENT PREPARED FROM
INFORMATION FURNISHED BY THE
GRANTORS; ACCURACY OF LEGAL
DESCRIPTION OR MARKETABILITY
OF TITLE IS NOT GUARANTEED BY
THE PREPARER:
Joy A. Marler, Esq.
Florida Bar #0854581
BURKE, BLUE, HUTCHISON, WALTERS & SMITH, P.A.
P.O. Box 70
Panama City, Florida 32402
(850) 769-1414

EXHIBIT A

MAP AND PARCEL NUMBER: 029000027.01

Beginning at a point in the center of the old Eaton's Creek Road and the western margin of the State Highway 112, the said point being 834 feet North from the center of South Bernard Road and in the 14th District of said County and State; thence with the Western margin of State Highway 112 South 17° W. 174 feet to Vidale's line; thence with Vidale's N. line N. 88° W. 610 feet; thence with Vidale's West line South 2° West 330 feet; thence N. 88° W. 198 feet with Steimle's line and 198 feet with Joe Kolz line and 298 feet with Chas. Arrington line to a point, corner of Chas. Arrington's tract and a 10 foot right-of-way; thence S. 2° West 330 feet to a point in the center of South Bernard Road; thence with the center of the same, N. 88° W. 10 feet; thence with Bozza's line N. 2° E. 1170 feet to a point in Arrington and Boyte line; thence S. 88° E. 1364 feet to a point in the center of old Eatons Creek Road; thence South 2° W. 350 feet to the point of beginning containing 21.31 A. according to a survey of C. J. Carney dated July 4, 1964.

Being a part of the same land conveyed to Matida Kolz by Alvin F. Kolz et al as is recorded in Book 2011, page 585, RODC, Tennessee.

Being a part of the same land conveyed to Alvin F. Kolz and wife, Sara W. Kolz as is recorded in book 3793 page 754 RODC, Davidson County, Tennessee.