Prepared by and return to:
J. Mark Fisher, Esq., 148 Miracle Strip Pkwy, SE
Suite 2, Ft. Walton Beach, FL 32548
(850) 244-8989 or Toll Free 1-800-977-9733

The preparer hereof has not been requested to provide the accuracy of the legal description and assumes no liability for the same.

BILL GARRETT, Davidson County
Trans:T20110029214 DEEDWARR
Recvd: 05/17/11 09:23 4 pgs
Fees:22.00 Taxes:0.00
20110517-0037537

Property Appraiser's Parcel
Identification No.: 102 08 0 074.00

WARRANTY DEED

This Warranty Deed, executed February 17, 2011, between **WILLIAM C. MARTIN, III**, a married man, of the County of Okaloosa, State of Florida, (GRANTOR), whose post office address is 1221 Chantilly Circle, Niceville, FL 32578, and **WILLIAM C. MARTIN, III and BARBARA J. MARTIN, TRUSTEES**, or their successors in trust under the **MARTIN LIVING TRUST DATED FEBRUARY 17, 2011**, and any amendments thereto, (GRANTEE), of the State of Florida, County of Okaloosa, whose post office address is 1221 Chantilly Circle, Niceville, FL 32578.

THE GRANTOR, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in **Davidson** County, Tennessee, to wit:

SEE ATTACHED EXHIBIT "A"

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. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust. An examination was not made of the title before transfer.

Either **WILLIAM C. MARTIN, III** or **BARBARA J. MARTIN**, as CO-TRUSTEES, acting alone and without the signature of the other CO-TRUSTEE, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

If either **WILLIAM C. MARTIN, III** or **BARBARA J. MARTIN** cannot continue to serve as CO-TRUSTEE, then the other shall serve as the sole TRUSTEE. If neither **WILLIAM C. MARTIN, III** nor **BARBARA J. MARTIN** can continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **WILLIAM C. MARTIN, IV**. If **WILLIAM C. MARTIN, IV** cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **JACKSON R. MARTIN**.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as

the attorney-in-fact for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.

B. A certified death certificate of the prior TRUSTEE.

C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.

D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.

E. The written removal of a successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by either of the TRUSTORS sworn to and acknowledged before a notary public; this right being reserved to either TRUSTOR, **WILLIAM C. MARTIN, III** or **BARBARA J. MARTIN**.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the current year and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay.

EXECUTED FEBRUARY 17, 2011.

Signed, sealed, and delivered
in the presence of:

Sandra O. Duh

Print name Sandra O. Duh

Tammy L. Quinlin

Print name Tammy L. Quinlin

Wm. C. Martin III

WILLIAM C. MARTIN, III

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this February 17, 2011 by **WILLIAM C. MARTIN, III**, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public State of Florida
J Mark Fisher
My Commission EE041390
Expires 01/28/2015

J. MARK FISHER, Notary Public

Notary Seal and commission
expiration stamp:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Horton Heights, Section II, as of record in Book 1835, page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 90 feet on the southerly side of Charlotte Pike and extends back between lines 245 feet on the easterly side and 246.7 feet on the westerly side to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Grantor by Last Will and Testament of his father, **WILLIAM CARL MARTIN, JR.**, of record as Instrument Number 5673/1599029 in the Probate court of Davidson County, Tennessee, Docket Number 04P1320 and conveyed to Grantor by Quit Claim Deed from **RICHARD D. MARTIN**, of record in Book 9807, Page 0640, Register's Office for Davidson County, Tennessee.

TENNESSEE DEED AFFIDAVIT

Property Owner: **WILLIAM C. MARTIN, III and BARBARA J. MARTIN**

Address: 1221 Chantilly Circle, Niceville, FL 32578

Person or agency responsible for payment of taxes: **WILLIAM C. MARTIN, III and BARBARA J. MARTIN**

Address: 1221 Chantilly Circle, Niceville, FL 32578

Parcel Identification Number assigned by the county Assessor:
102 08 0 074.00

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater at a fair voluntary sale.

WILLIAM C. MARTIN, III

BARBARA J. MARTIN

Subscribed and sworn to before me this February 17, 2011.

J. Mark Fisher, Notary Public

Notary Seal and commission expiration stamp:

Notary Public State of Florida
J Mark Fisher
My Commission EE041390
Expires 01/28/2015