

Prepared By and Return To:
Supreme Title Closings, LLC
2415 S. Babcock St., Suite B
Melbourne, FL 32901

File No. 17-10-1968

Property Appraiser's Parcel I.D. (folio) Number(s)
29-37-31-GV-1316-3

WARRANTY DEED

THIS WARRANTY DEED dated December 4, 2017, by Borrelli Homes, LLC, a Florida Limited Liability Company, whose post office address is 1915 Olympia Avenue SW, Palm Bay, FL 32908, hereinafter called the grantor, to TNT Faella, LLC, a Florida Limited Liability Company, whose post office address is 11610 NW 83rd Way, Parkland, FL 33076, hereinafter called the 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Brevard County, Florida, to wit:

Lot 3, Block 1316, Port Malabar Unit Twenty Five, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 68 through 83, inclusive, of the Public Records of Brevard County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in 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, 2017.

WARRANTY DEED
(Continued)

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

Signed, sealed and delivered in the presence of:

[Signature]
(Witness Signature)

Edith Smith

[Signature]
(Witness Signature)

Bridgett Sutphin

Borrelli Homes, LLC, a Florida Limited Liability Company

BY: [Signature]
Sue E. Borrelli, Manager

BY: [Signature]
Charles P. Borrelli, Manager

1915 Olympia Avenue SW
(Address)

Palm Bay, FL 32908
(Address)

STATE OF Florida

COUNTY OF Brevard

I, Bridgett Sutphin, a Notary Public of the County and State first above written, do hereby certify that Sue E. Borrelli, Manager, and Charles P. Borrelli, Manager of Borrelli Homes, LLC, a Florida Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4 day of December, 2017.

[Signature]
Notary Public

My Commission Expires:

(SEAL)

