



This Instrument Prepared by:

J.J. Gullett

GULLETT TITLE, INC.

401 Saint Johns Avenue

Palatka, Florida 32177-4724

Property Appraisers Parcel Identification (Folio) Numbers:

28-37-22-FN-00002.0-0017.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS INDENTURE made and executed this 5th day of January, 2015 by **TD BANK, National Association**, existing under the laws of The United States of America hereinafter called Grantor, and **JULIAN PROFESSIONAL CENTER, LLC, a Florida limited liability company**, whose post office address is: **PO Box 372425, Satellite Beach, FL 32937**, 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 One Hundred Fifty Thousand and 00/100 (\$150,000.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following real property situate in the County of BREVARD, State of Florida, to wit:

Lot 17, Block 2, PORT MALABAR INDUSTRIAL PARK, according to the plat thereof as recorded in Plat Book 13, Pages 103 through 107, inclusive, of the Public Records of Brevard County, Florida.

AND

A portion of Tract B, PORT MALABAR INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 13, Pages 103 through 107, inclusive, of the Public Records of Brevard County, Florida, being more particularly described as follows:

From the Northwest corner of Block 2, PORT MALABAR INDUSTRIAL PARK, as recorded in Plat Book 13, Pages 103 through 107, inclusive, Public Records of Brevard County, Florida, run South 0 degrees 45 minutes 56 seconds West a distance of 204.81 feet to the Northwest corner of Lot 10, Block 2 of the said PORT MALABAR INDUSTRIAL PARK; thence run South 88 degrees 08 minutes 54 seconds East a distance of 701.66 feet to the Northwest corner of Lot 17, Block 2, of the said PORT MALABAR INDUSTRIAL PARK and the POINT OF BEGINNING of the following described property; thence run North 1 degree 51 minutes 06 seconds East a distance of 25.0 feet; thence South 88 degrees 08 minutes 54 seconds East a distance of 100.0 feet; thence run South 1 degree 51 minutes 06 seconds West a distance of 25.0 feet; thence run North 88 degrees 08 minutes 54 seconds West a distance of 100.0 feet to the POINT OF BEGINNING.

For identification purposes only, property address:

2191 Julian Avenue NE
Palm Bay, FL 32905

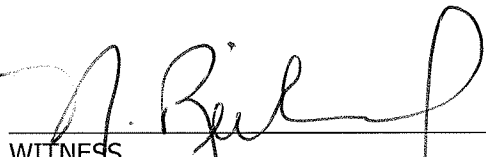
Special Warranty Deed
 TD Bank |
 Page 2 of 2

Subject to all easement, rights-of-way, exceptions, covenants, conditions, restrictions, encroachments, reservations, encumbrances, access limitations, and all other matters or conditions affecting the Property of record (including all objections Seller has declined to cure and Purchaser has waived).

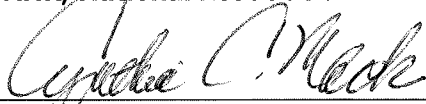
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in fee simple.


AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above-named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.


 WITNESS
N. REILAND
 Printed Name: _____

TD BANK, National Association

By: 
 Cynthia C. Mack, Vice President
 PO Box 9540, Portland, ME 04112-9540

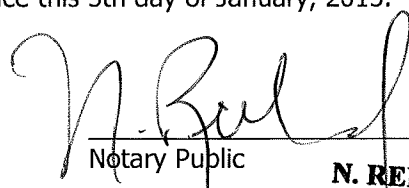

 WITNESS
 CHRISTA L. HARRISON
 Printed Name: _____

**STATE OF FLORIDA
 COUNTY OF PUTNAM**

The foregoing instrument was acknowledged before, the undersigned Notary Public of the State and County aforesaid, this 5th day of January, 2015 by Cynthia C. Mack, Vice President whom personally appeared and proved to me to be the on the basis of satisfactory proof, the person who executed the foregoing instrument on behalf of TD BANK, National Association.

WITNESS my hand and official seal at office this 5th day of January, 2015.

My Commission Expires: _____


 Notary Public
N. REILAND
 NOTARY PUBLIC
 STATE OF FLORIDA
 MY COMMISSION # FF 046126
 EXPIRES: December 16, 2017
 Bonded Thru Budget Notary Services