

### WARRANTY DEED

(STATUTORY FORM --SECTION 689.02, F.S.)

This Indenture, made this 14 day of April, 2014, between Barry R. Griswold a/k/a Barry Raymond Griswold and Jessiebeth M. Knapp a/k/a Jessiebeth Marie Knapp, husband and wife, whose address is 306 East 323rd Street, Willowick, OH, 44095, Grantor, and Nationstar Mortgage LLC, whose address is 350 Highland Drive, Lewisville, TX 75067.

**Witnesseth** that said Grantor, for and in consideration of the sum of Sixty-Three Thousand Thirty-Two and 39/100 Dollars (\$63,032.39), and other good and valuable consideration 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 successors and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

All that certain land situate in Hernando County, Florida, viz:

Lot 8, Block 461, Spring Hill Unit 8, according to the map or plat recorded in Plat Book 8, Pages 27 through 37, of the Public Records of Hernando County, Florida.

Together with all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereunto belonging or in anywise appertaining;

Subject to restrictions and easements of record and taxes for the year 2014 and thereafter.

and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This deed is executed and delivered with the purpose and intention of being an absolute irrevocable and unconditional conveyance in consideration of Grantee not pursuing a deficiency

(6565.518, 0602149486)

Mail to: 520-219485  
LenderLive Settlement Services, LLC  
1044 Main Street, Ste. 700  
Kansas City, MO 64105  
(816) 221-0881

judgment against Grantors in the event Grantee determines it necessary to foreclose that certain mortgage dated July 10, 2009, recorded as Instrument No. 2009039841 in Book 2671 at Page 1973, of the public records of Hernando County, Florida. This deed is executed and delivered voluntarily without duress or undue influence and is not intended to be additional security for said note. It is the intention of the parties that there shall not be a merger of the fee simple title of the Grantee with the lien of the mortgage, but that the lien of the mortgage be preserved and remain in full force and effect. It is specifically acknowledged by said Grantors that the subject property, located at 10327 Spring Hill Drive, Spring Hill, FL 34608, is not Grantor's homestead and is presently vacant.

Grantors own record legal and equitable title in fee simple absolute, in and to the Property, and there are no existing liens, encumbrances, encroachments, overlaps, special assessments, claims, leases, tenancies, other adverse interests or defects upon or affecting the Property. The Warranty Deed was not given as a preference against any other creditors of Grantors, and at the time it was given there were no other person or persons, firms or corporations, interested, either directly or indirectly in said Property, other than Lender. Grantors are solvent and have no other creditors whose rights would be prejudiced by such conveyance, and Grantors are not obligated upon any bond or other mortgage whereby any lien has been created or exists against the Property described in the Warranty Deed.

In construing this Agreement, the singular shall be held to include the plural, the plural shall include the singular, and the use of any gender shall include every other and all genders.

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hand on the day and year first above written.

Joann Solak  
FIRST WITNESS

Barry R. Griswold a/k/a Barry Raymond Griswold

JOANN SOLAK  
(Print name of First Witness)

Cheryl Gazzo  
SECOND WITNESS

Jessiebeth M. Knapp a/k/a Jessiebeth Marie Knapp

CHERYL GAZSO  
(Print name of Second Witness)

STATE OF Ohio  
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April 2014, by Barry R. Griswold a/k/a Barry Raymond Griswold and Jessiebeth M. Knapp a/k/a Jessiebeth Marie Knapp, husband and wife who are personally known to me or has produced Ohio Drivers License (type of identification) as identification.

Cheryl Gazzo  
Notary Public

My Commission Number:  
My Commission Expires:



**CHERYL GAZSO**  
Notary Public, State of Ohio  
My Commission Expires  
March 14, 2015

This Instrument was prepared by:  
Kelly E. Elkins (Bar No. 469963)  
Kelly E. Elkins, P.A.  
Whose address is:  
200 South Andrews Avenue, Suite 100, Fort Lauderdale, FL 33301