

Prepared By, Record and Return to:
Chris R. Strohmenger, Esq.
Burr & Forman LLP
50 N Laura Street, Suite 3000
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 10 day of January, 2018, by **BIGHT ENTERPRISES, LLC**, a Georgia limited liability company, **COASTAL SOUTH, LLC**, a Georgia limited liability company, and **HENNY ENTERPRISES, LLC**, a Georgia limited liability company, whose address is 590 Dutch Valley Road N.E., Atlanta, Georgia 30324 (collectively, "Grantor"), to **ARTISAN HOMES LLC**, a Florida limited liability company, whose address is 9995 Gate Parkway N., Suite 400, Jacksonville, Florida 32246 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its legal representatives and assigns, all that certain real property situate in Nassau County, Florida, as described on Exhibit "A" attached hereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, including all subsurface rights, any right, title and interest of Grantor to adjacent streets, roads, alleys and rights-of-way, and any easements, express or implied benefiting the Property.

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

Grantor also hereby assigns and conveys to Grantee: (i) all rights of Grantor as "Developer" under the terms of that certain Declaration of Covenants, Conditions, Restrictions and Easements for The Enclave at Summer Beach recorded in Official Records Book 1580, page 1223, as those rights were assigned to Grantor in Special Warranty Deeds each dated January 5, 2018, recorded in the following Official Records Book and pages: Official Records Book 2169, Page 980, Official Records Book 2169, Page 984, and Official Records Book 2169, Page 988, all of the public records of Nassau County, Florida (ii) all rights of Grantor under the terms of that certain Reciprocal Easement and Cost Sharing Agreement dated December 9, 2008, recorded in Official Records Book 1601, page 536, of the public records of Nassau County, Florida, as those rights were assigned to Grantor in Special Warranty Deeds each dated January 5, 2018, recorded in following Official Records Books and pages: Official Records Book 2169, Page 980, Official Records Book 2169, Page 984, and Official Records Book 2169, Page 988, all of the public records of Nassau County, Florida, and (iii) all rights of Grantor as successor "Phase I Owner" to receive reimbursement from the "Phase II Owner" for one half of the initial infrastructure improvements pursuant to Section 6 of that certain Reciprocal Easement and Cost Sharing

Agreement dated December 9, 2008, recorded in Official Records Book 1601, page 536, of the public records of Nassau County, Florida, which right was assigned to Grantor in Special Warranty Deeds each dated January 5, 2018, recorded in following Official Records Books and pages: Official Records Book 2169, Page 968, Official Records Book 2169, Page 972, and Official Records Book 2169, Page 976, all of the public records of Nassau County, Florida, and which rights Grantor specifically hereby assigns to Grantee.

SUBJECT TO those matters described on the attached Exhibit "B" ("Permitted Exceptions").

And the Grantor hereby covenants with Grantee that, except for the Permitted Exceptions, Grantor is lawfully seized of said property in fee simple; that the Grantor has good, right and lawful authority to sell and convey said property; that said property is free from all encumbrances except for real estate taxes for the year 2018 and subsequent years, the Permitted Exceptions; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

(Signature pages to follow)

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

BIGHT ENTERPRISES, LLC, a Georgia
limited liability company

Emily Callahan
Print Name: Emily Callahan
Erika Rambler
Print Name: ERIKA RAMBLER

By: Jennifer Brown
Name: Jennifer Brown
Its: Manager

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 10th day of January, 2018
by Jennifer Brown, the Manager of **BIGHT ENTERPRISES, LLC**, a Georgia limited liability
company, on behalf of the company. She (check one) ☒ is personally known to me, or ☐ has
produced a valid driver's license as identification.



Erika Ann Simon Rambler
Print Name: Erika Ann Simon Rambler
Notary Public, State and County Aforesaid
My Commission Expires: 4/16/2020
Commission Number:

Signed, sealed and delivered
in the presence of:

GRANTOR:

COASTAL SOUTH, LLC, a Georgia limited
liability company

Emily Callahan
Print Name: Emily Callahan
Erika Rambler
Print Name: ERIKA RAMBLER

By: Jennifer Brown
Name: Jennifer Brown
Its: Manager

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 10th day of January, 2018
by Jennifer Brown, the Manager of **COASTAL SOUTH, LLC**, a Georgia limited liability
company, on behalf of the company. She (check one) ☒ is personally known to me, or ☐ has
produced a valid driver's license as identification.



Erika Ann Simon Rambler
Print Name: Erika Ann Simon Rambler
Notary Public, State and County Aforesaid
My Commission Expires: 4/16/2020
Commission Number:

Signed, sealed and delivered
in the presence of:

GRANTOR:

HENNY ENTERPRISES, LLC, a Georgia
limited liability company

Emily Callahan
Print Name: Emily Callahan
Erika Rambler
Print Name: ERIKA RAMBLER

By: Jennifer Brown
Name: Jennifer Brown
Its: Manager

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 10th day of January, 2018
by Jennifer Brown, the Manager of **HENNY ENTERPRISES, LLC**, a Georgia limited liability
company, on behalf of the company. She (check one) ☒ is personally known to me, or ☐ has
produced a valid driver's license as identification.



Erika Ann Simon Rambler
Print Name: Erika Ann Simon Rambler
Notary Public, State and County Aforesaid
My Commission Expires: 4/16/2020
Commission Number: _____

EXHIBIT "A"
Legal Description

PARCEL A:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 and 51, ENCLAVE AT SUMMER BEACH REVISION ONE, according to the Plat thereof as recorded in Plat Book 8, Page 277 through 279, of the Public Records of Nassau County, Florida.

Less and except from the foregoing that certain land previously described as Lot 3, Enclave at Summer Beach, according to the plat thereof recorded in Plat Book 7, Pages 318, 319, 320 and 321, public records of Nassau County, Florida.

PARCEL B:

That portion of Lots 3 and 4, ENCLAVE AT SUMMER BEACH REVISION ONE, according to the Plat thereof as recorded in Plat Book 8, Page 277 through 279, of the Public Records of Nassau County, Florida, being previously described as Lot 3, Enclave at Summer Beach, according to the plat thereof recorded in Plat Book 7, Pages 318, 319, 320 and 321, public records of Nassau County, Florida.

Parcel Identification Numbers:

00-SB-30-045E-0001-0000, 00-SB-30-045E-0002-0000, 00-SB-30-045E-0004-0000, 00-SB-30-045E-0005-0000, 00-SB-30-045E-0006-0000, 00-SB-30-045E-0007-0000, 00-SB-30-045E-0008-0000, 00-SB-30-045E-0009-0000, 00-SB-30-045E-0010-0000, 00-SB-30-045E-0011-0000, 00-SB-30-045E-0012-0000, 00-SB-30-045E-0013-0000, 00-SB-30-045E-0014-0000, 00-SB-30-045E-0015-0000, 00-SB-30-045E-0016-0000, 00-SB-30-045E-0017-0000, 00-SB-30-045E-0018-0000, 00-SB-30-045E-0019-0000, 00-SB-30-045E-0020-0000, 00-SB-30-045E-0021-0000, 00-SB-30-045E-0022-0000, 00-SB-30-045E-0023-0000, 00-SB-30-045E-0024-0000, 00-SB-30-045E-0025-0000, 00-SB-30-045E-0026-0000, 00-SB-30-045E-0031-0000, 00-SB-30-045E-0032-0000, 00-SB-30-045E-0033-0000, 00-SB-30-045E-0034-0000, 00-SB-30-045E-0035-0000, 00-SB-30-045E-0036-0000, 00-SB-30-045E-0037-0000, 00-SB-30-045E-0038-0000, 00-SB-30-045E-0039-0000, 00-SB-30-045E-0040-0000, 00-SB-30-045E-0041-0000, 00-SB-30-045E-0042-0000, 00-SB-30-045E-0052-0000, 00-SB-30-045E-0053-0000, 00-SB-30-045E-0054-0000, 00-SB-30-045E-0055-0000, 00-SB-30-045E-0056-0000, 00-SB-30-045E-0057-0000, 00-SB-30-045E-0063-0000, 00-SB-30-045E-0064-0000, 00-SB-30-045E-0065-0000, 00-SB-30-045E-0066-0000, 00-SB-30-045E-0067-0000, 00-SB-30-045E-0068-0000, 00-SB-30-045E-0069-0000, 00-SB-30-045E-0070-0000, 00-SB-30-045E-0071-0000, 00-SB-30-045E-0072-0000, 00-SB-30-045E-0073-0000, 00-SB-30-045E-0074-0000, 00-SB-30-045E-0075-0000, 00-SB-30-045E-0076-0000, 00-SB-30-045E-0077-0000, 00-SB-30-045E-0078-0000, and 00-SB-30-045E-0003-0000

EXHIBIT "B"
Permitted Encumbrances

1. Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
2. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 1580, page 1223.
3. Water and Sewer Service Agreement as set forth in instrument recorded in Book 1422, page 996.
4. Grant of Easement in favor of Comcast of Greater Florida/Georgia, Inc., recorded in Book 1582, page 1929.
5. Reciprocal Easement and Cost Sharing Agreement between Buccaneer Land Partners, LLC and Buccaneer Land Partners II, LLC recorded in Book 1601, page 536.
6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Enclave at Summer Beach, as recorded in Plat Book 7, Page(s) 318-321.
7. Resolution No. 90-41 Summer Beach Consolidated Development Order as set forth in instrument recorded in Book 589, page 45, as amended in Resolution No. 2001-183 and recorded in Book 1031, page 19, and in Resolution No. 2004-32 as recorded in Book 1221, page 1036, and in Resolution No. 2005-75 recorded in Book 1319, page 1495 and Notice of Adoption of Resolution No. 2005-75 in Book 1319, page 1492, and in Resolution No. 2007-105 as recorded in Book 1507, page 27.

(All recording references above are to the public records of Nassau County, Florida)