



## **Downum Title Services, Inc.**

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533  
Fax: (850) 674-1343

### **TITLE REPORT Work Order #6109**

**FOR**

**GULF COUNTY TAX COLLECTOR  
1000 CECIL COSTIN BLVD.  
ROOM 147  
PORT ST. JOE, FLORIDA 32456**

**BEGINNING WITH THE DATE OF SEPTEMBER 27, 2004**

**ON**

#### **DESCRIPTION:**

**Lot 19, Ovation on Cape San Blas Phase I, according to the Plat thereof, recorded in Plat Book 5, page 56, of the Public Records of Gulf County, Florida.**

**LAST RECORDED TITLE:** T. P. SHOP, LLC., A GEORGIA LIMITED LIABILITY COMPANY (Who shows Address as: 3047 Pine Valley Rd., Atlanta, Georgia 30305)

**ASSESSED TO:** T. P. SHOP, LLC.

/ Warranty Deed, dated Sept. 27, 2004, from Patricia Tapper Warriner, to Beach to Bay, LLC., a Florida limited liability company, Filed Sept. 27, 2004, and recorded in O. R. Book 353, Page 500. (See Copy Attached).

/ Quit-Claim Deed, dated Sept. 27, 2004, from Patricia Tapper Warriner, to Beach to Bay, LLC., a Florida limited liability company, Filed Sept. 27, 2004, and recorded in O. R. Book 353, Page 503. (See Copy Attached).

/ Quit-Claim Deed, dated May 19, 2005, from Patricia Tapper Warriner, to Beach to Bay, LLC., a Florida limited liability company, Filed June 3, 2005, and recorded in O. R. Book 379, Page 686. (See copy Attached).



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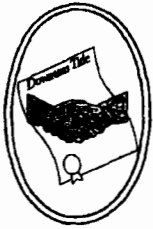
- ✓ Warranty Deed, dated May 19, 2005, from Patricia Tapper Warriner, to Beach to Bay, LLC., a Florida limited liability company, Filed June 3, 2005, and recorded in O. R. Book 379, Page 683. (See Copy Attached).

Plat of Ovation of Cape San Blas, Phase I, Filed in Plat Book 5, page 56, of the Plat Records of Gulf County, Florida.

- ✓ Declaration of Covenants, Conditions, and Restrictions for Ovation of Cape San Blas, Filed June 3, 2005, and recorded in O. R. Book 379, Page 704. (See Copy Attached).
- ✓ First Amendment to Declaration of Covenants, Conditions, and Restrictions, for Ovation on Cape San Blas, Filed June 23, 2005, and recorded in O. R. Book 382, Page 154. (See copy Attached).
- ✓ Supplemental Declaration of Covenants, Conditions and Restrictions for Ovation on Cape San Blas, Filed Sept. 13, 2005, and recorded in O. R. Book 390, Page 424. (See copy Attached).
- ✓ Warranty Deed, dated Aug. 29, 2005, from Beach to Bay, LLC., a Florida limited liability company, to T. P. Shop, LLC., a Georgia limited liability company, Filed Sept. 9, 2005, and recorded in O. R. Book 389, Page 643. (See copy Attached).
- ✓ Memorandum of Repurchase Option, Filed Sept. 9, 2005, and recorded in O. R. Book 389, Page 650. (See Copy Attached).

### **ENCUMBRANCES:**

- ✓ Mortgage dated Aug. 29, 2005, from \_\_\_\_\_, to Wachovia Bank, National Association, Filed Sept. 9, 2005, and recorded in O. R. Book 389, Page 645. (Signed by Cassandra Tennille, individually) (See Copy Attached).
- ✓ Mortgage, dated August 29, 2005, from Cassandra Tennille, to Wachovia Bank, National Association, Filed Sept. 13, 2005, and recorded in O. R. Book 390, Page 430. (See Copy Attached).
- ✓ Notice of Lis Pendens, in the Case of Wachpovia Bank, National Association, Plaintiff, VS. Cassandra Tennille a/k/a Cassandra B. Tennille, and T. P. Shop, LLC., Et al., Defendants, Filed Sept. 11, 2009, and recorded in O. R. Book 480, Page 173. (See copy Attached).
- ✓ Request for Notice, Filed Dec. 28, 2010, and recorded in O. R. Book 499, Page 849. (See Copy Attached).



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- ✓ Notice of Voluntary Dismissal without Prejudice, in said Case No: 23-2009-CA-000521, Filed Dec. 3, 2012, and recorded in O. R. Book 529, Page 443. (See Copy Attached).
- ✓ Release of Mortgage Filed Oct. 9, 2014, and recorded in O. R. Book 562, Page 883. (See Copy Attached).
- ✓ Claim of Lien for Assessments, Filed June 30, 2010, and recorded in O. R. Book 493, Page 410. (See Copy Attached).
- ✓ Claim of Lien, Filed Jan. 24, 2014, and recorded in O. R. Book 549, Page 958. (See Copy Attached).

**TAX INFORMATION:**  
**PARCEL ID#06370-195R**  
**TAX DEED APPLICATION FOR UNPAID TAXES.**  
**SEE TAX COLLECTOR FOR AMOUNT DUE.**

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STATE OF FLORIDA,

COUNTY OF GULF.

DOWNUM TITLE SERVICES, INC., in and for the County and State aforesaid, hereby certifies that it has caused a search to be made of the Records of Gulf County, Florida, beginning with the date of September 27, 2004, and down to and including the present date May 10, 2016. This Certificate is not an abstract and is only a brief record search for general information purposes. Our liability will not exceed the cost of this Search.

Dated this the 10th day of May, A. D., 2016.

DOWNUM TITLE SERVICES, INC.

BY: 

Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

Owner: T.P. Shop  
Parcel #: 06370-195R

- ✓1. T.P. Shop  
3047 Pine Valley Road  
Atlanta, GA 30305      ✓And      3193 Roswell Road  
Atlanta, GA 30305
- ✓2. Patricia Tapper Warriner  
P.O. Box 280  
Port St. Joe, FL 32457
- ✓3. Beach to Bay  
1440 Dutch Valley Place  
Suite 100  
Atlanta, GA 30324
- ✓4. Wachovia Bank, National Association  
P.O. Box 50010  
Roanoke, VA 24022      ✓And      11200 W. Parkland Avenue  
Milwaukee, WI 53224
5. Notice of Lis Pendens in Wachovia VS  
Cassandra Tennile & T.P. Shop      ✓And      Moskowitz, Mandell, Salim & Simowitz, P.A.  
Attorneys for Plaintiff  
800 Corporate Drive, Suite 500  
Fort Lauderdale, FL 33334
- ✓6. Cassandra Tennile  
3047 Pine Valley Road  
Atlanta, GA 30305
- ✓7. Ovation on Cape San Blas Homeowners' Association  
209 7th Street  
Port St. Joe, FL 32456      ✓And      P.O. Box 961  
Port St. Joe, FL 32457
- ✓8. Wells Fargo Bank, NA  
P.O. Box 31557 MAC B6955-016  
Billings, MT 59107      ✓And      Foreclosure Department  
18700 NW Walker Road #92  
MAC #P6053-022  
Beaverton, OR 97006
- ✓9. Michael Welling  
3047 E. Pine Valley Road  
Atlanta, GA 30305
- ✓10. FNA Florida, LLC- Applicant  
120 N. Lasalle Street  
29th Floor  
Chicago, IL 60602
- ✓11. Chill Winston, LLC- Owner of 06370-130R  
107 Millstone Court  
Leesburg, GA 31763

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Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

✓12. Robert & Rhonda Toler- Owner of 06370-125R  
3604 Chippenham Drive  
Birmingham, AL 35242

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