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R-ENV

Instrument prepared by:
STACIE WAGNER
Econohomes, LLC
1901 W. Braker Ln #D200
Austin, TX 78758
(512) 696-1997

RETURN TO:

ECONOHOMES
1901 WEST BRAKER LANE
SUITE D200
AUSTIN, TX 78758

New property owner and
Send tax statements to:
CHERYL GATHINGS

11260 GIFFORD DRIVE
SPRINGHILL, FL 34608

SPECIAL/LIMITED WARRANTY DEED (Corrective)

THIS DEED, made this JUNE 27, 2011, by and between EH Pooled 211 LP, a Texas limited partnership, whose mailing address is 1901 West Braker Lane, Suite D200, Austin, TX 78758 Grantor, conveyed unto and CHERYL GATHINGS AND LEOTHA GATHINGS, whose mailing address is 11260 GIFFORD DRIVE, SPRINGHILL, FL 34608, Grantee.

WITNESSETH:

That for and in consideration of the sum of Twenty-Nine Thousand and 00/100 (\$29,000.00) cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special and/or Limited Warranty of Title, unto the Grantees, all of that certain lot or parcel of land located in the County of **HERNANDO**, State of **FL**, and more particularly described as follows:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF HERNANDO AND STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 12, BLOCK 1207 SPRING HILL, UNIT 18, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 47 THROUGH 59 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Property Address: 11260 GIFFORD DRIVE, SPRINGHILL, FL 34608
Parcel/Tax ID No: R32-323-17-5180-1207-0120

**Tax stamps paid on deed recorded in O.R. Book 2824, Page 1098 in which grantor's name was incorrect.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title. Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Without limiting the special warranty of title herein contained, grantor and grantee agree that by the conveyance of the property, grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property herein described, or any improvements related thereto, including, but not limited to, any warranty of safety, habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property (or has been afforded a reasonable opportunity to do so) and, by the acceptance of this deed, accepts the property "as is" and "where is", with all faults and in its present condition, including, but not limited to, any latent or patent faults or defects, whether above, on, or below ground, and further including all risk or danger (if any) related to electro-magnetic or high voltage fields, exposure to radon, and all other environmental conditions whatsoever. In no event shall grantor be liable to grantee, its successors or assigns in title, for any damages to property or persons, whether direct, indirect or consequential, or any loss of value or economic benefit whatsoever, related to any present or future condition of or affecting the property or improvements, except only as to those matters warranted in grantor's special warranty of title.

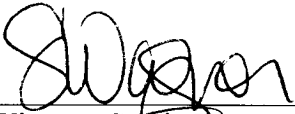
TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only property use, benefit and behalf of the grantee forever.

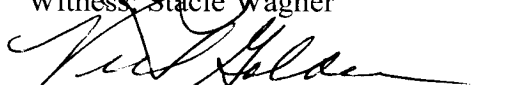
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good, right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomever and warrants title against all persons claiming under me.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Right of tenants in possession.

This deed creates no new boundaries.

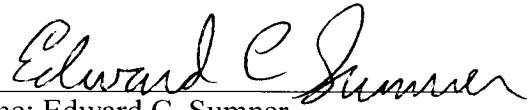
IN WITNESS WHEREOF, EH Pooled 211 LP, a Texas limited partnership through its duly authorized officer caused this instrument to be signed this JUNE 27, 2011.



Witness: Stacie Wagner


Witness: Vicki Golden

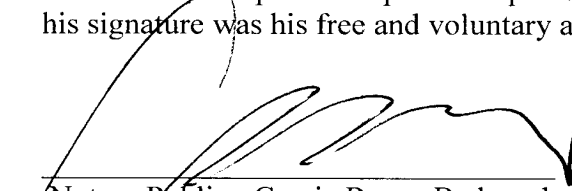
EH Pooled 211 LP
a Texas limited partnership
By: EH GP, LLC
Its: General Partner

By: 

Name: Edward C. Sumner
Title: Manager

STATE OF TEXAS;
TRAVIS COUNTY:

The foregoing instrument was acknowledged before me on JUNE 27, 2011, by Edward C. Sumner, being Manager of EH GP, LLC, being general partner of EH Pooled 211 LP, a Texas limited partnership who is personally known to me, and has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.



Notary Public: Cassie Renee Bedgood
My commission expires: 05/03/2015



Tax Parcel No. R32-323-17-5180-1207-0120 Recording Fee _____ Transfer Tax _____

Seller's mailing address: 1901 West Braker Lane, Suite D200, Austin, TX 78758
Send tax statements to Grantee at: 11260 GIFFORD DRIVE, SPRINGHILL, FL 34608