

AFTER RECORDING RETURN TO:
BCHH, INC.
1000 CLIFF MINE ROAD, SUITE 500
PITTSBURGH, PA 15275
File No. 14016752-Z

This document prepared by:
HEATHER MAYER, ESQ.
PO BOX 551121
JACKSONVILLE, FL 32255
716-634-3405

Name & Address of Taxpayer:
JEFF 1, LLC
5001 PLAZA ON THE LAKE, SUITE 200
AUSTIN, TX 78746

Tax ID No.: R32-323-17-5220-1516-0080

Property Address: 9637 Langan Street, Spring Hill, FL 34606

WARRANTY DEED

THIS DEED made and entered into on this 25th day of SEPTEMBER, 2014, by and between **SOUTHEAST PROPERTY ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, a mailing address of 5009 NORTH CENTRAL AVENUE, TAMPA, FL 33603 hereinafter referred to as Grantor(s) and **JEFF 1, LLC**, a mailing address of 5001 PLAZA ON THE LAKE, SUITE 200, AUSTIN, TX 78746, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of SIXTY-TWO THOUSAND AND 00/100 (\$62,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in HERNANDO County, FLORIDA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Prior instrument reference: BOOK 3120, PAGE 663, Recorded: 08/21/2014

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

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IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 25
day of September, 2014.

SOUTHEAST PROPERTY ACQUISITIONS, LLC

BY:

NAME:

TITLE: Kenneth Stillwell - Southeast Property Acquisitions
COO

Signed, sealed and delivered in the presence of:

WITNESSES:

[Signature]
SIGNATURE
PRINT NAME: Tim Jewesak

[Signature]
SIGNATURE
PRINT NAME: Lina Fernandez

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before this 25 day of September, 2014 by
as _____ on behalf of the
corporation/company. He/she is personally known to me or has produced: Florida Drivers License as
identification.

[Signature] (SEAL)
Notary Public
State of Florida
My commission expires: 12-1-2017

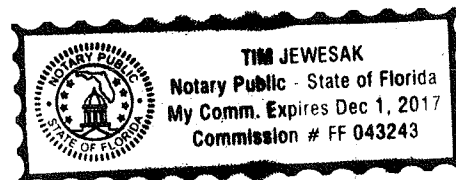


EXHIBIT A
LEGAL DESCRIPTION

LEGAL LOT 8, BLOCK 1516, SPRING HILL, UNIT 22, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 31-43, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SUBJECT TO:

1. THE LIEN OF TAXES AND ASSESSMENTS FOR THE CURRENT YEAR AND SUBSEQUENT YEARS;
2. MATTERS THAT WOULD BE SHOWN BY AN ACCURATE SURVEY AND INSPECTION OF THE PROPERTY;
3. ALL COVENANTS, RESTRICTIONS, CONDITIONS, EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND OTHER MATTERS OF RECORD, TO THE EXTENT VALID, SUBSISTING AND ENFORCEABLE;
4. ZONING REQUIREMENTS, STATUTES, RULES, ORDERS, RESTRICTIONS, REGULATIONS AND ORDINANCES OF GOVERNMENTAL AGENCIES OR THEIR INSTRUMENTALITIES RELATING TO THE PROPERTY, THE BUILDINGS LOCATED THEREON, THEIR CONSTRUCTION AND USES, IN FORCE ON THE DATE HEREOF (IF ANY SUCH EXIST); AND
5. ANY LICENSES, PERMITS, AUTHORIZATIONS OR SIMILAR ITEMS (IF ANY) IN CONNECTION WITH THE CONDUCT OF ANY ACTIVITY UPON THE PROPERTY.

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PROPERTY COMMONLY KNOWN AS: 9637 LANGAN STREET, SPRING HILL, FL 34606