

Prepared by Jessica Tetzl
Nations Title Agency of Florida
28870 US Hwy 19 N., Ste 331-2
Clearwater, FL 33761
File No: 16000302
Phone No. 866-788-4853

Special Warranty Deed

This indenture, made this 27th Day of April, 2016, A.D.
Between **Regions Bank**, whose post office address is: 215 Forrest St, Hattiesburg, MS 39401, Grantor, and
Team Goldunn, Inc., whose post office address is: 2185 Lema Drive, Spring Hill, FL 34608, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of \$ 60,050.00 (SIXTY THOUSAND FIFTY DOLLARS & NO/100), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the county of Hernando, State of Florida, to wit:

Lot 14, Block 1681, SPRING HILL UNIT 25, a subdivision according to the plat thereof recorded at Plat Book 10, Pages 61 through 76, in the Public Records of Hernando County, Florida.

A/K/A 4439 Keyes Avenue, Spring Hill, FL 34606

Key Number: 322546 PARCEL: #R32 323 17 5250 1681 0140

Subject To taxes for the calendar year 2016 covenants, restrictions and easements of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging on in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed to the day and year first written above.

Signed and Sealed in Our Presence:

Two Separate Witnesses Required

Melissa Duck
Witness
Printed Name: Melissa Duck

Jeffrey M. Kyn
Witness
Printed Name: Jeffrey M. Kyn

State of: Mississippi
County of: Forrest

REGIONS BANK

By: Steven Purser (LS)
Steven Purser, its Vice President
Via the signing Authorization, as shown
on Composite Exhibit "A" Attached hereto and :
And made a part hereof.

The forgoing instrument was acknowledged before me this day of 27th of April, 2016, by Steven Purser, as Vice President, of **REGIONS BANK**. He/She is personally known to me, or has produced _____ as Identification.

(Affix Stamp/Seal)



Melissa Duck
Notary Public Signature
Printed Name Melissa Duck
My Commission Expires 8/19/2019

R-ENV

NATIONS TITLE AGENCY OF FL
9801 LEGLER RD
LENEXA, KS 66219

*Composite
Exhibit "A"*
REGIONS
SECRETARY CERTIFICATE

I, Pamela R. Welch, a duly elected and qualified Assistant Secretary of Regions Bank, an Alabama state banking corporation, hereby certify as follows:

1. Following is a true and correct copy of Article V, Section 12 of the By-laws of Regions Bank, as adopted by the Board of Directors at a duly convened meeting held on May 13, 2010, at which a quorum was present, and the same are in full force and effect on the date hereof:

"Section 12. Execution of Instruments and Documents.

The Chief Executive Officer, or the President, or any Regional or Local President or any Vice President is authorized, in his or her discretion, to do and perform any and all corporate and official acts in carrying on the business of the Bank, including, but not limited to, the authority to make, execute, acknowledge, accept and deliver any and all deeds, mortgages, releases, bills of sale, assignments, transfers, leases (as lessor or lessee), powers of attorney or of substitution, servicing or sub-servicing agreements, vendor agreements, proxies to vote stock or any other instrument in writing that may be necessary in the purchase, sale, lease, assignment, transfer, discount, management or handling in any way of any property of any description held, controlled or used by Bank or to be held, controlled or used by Bank, either in its own or in its fiduciary capacity and including the authority from time to time to open bank accounts with the Bank or any other institution, to borrow money in such amounts for such lengths of time, at such rates of interest and upon such terms and conditions as any said officer may deem proper and to evidence the indebtedness thereby created by executing and delivering in the name of the Bank promissory notes or other appropriate evidences of indebtedness, and to guarantee the obligations of any subsidiary or affiliate of the Bank. The enumeration herein of particular powers shall not restrict in any way the general powers and authority of said officers.

By way of example and not limitation, such officers of the Bank are authorized to execute, accept, deliver and issue, on behalf of the Bank and as binding obligations of Bank, such agreements and instruments as may be within the officer's area of responsibility, including, as applicable, agreements and related documents (such as schedules, confirmations, transfers, assignments, acknowledgments, and other documents) relating to derivative transactions, loan or letter of credit transactions, syndications, participations, trades, purchase and sale or discount transactions, transfers and assignments, servicing and sub-servicing agreements, vendor agreements, securitizations, and transactions of whatever kind or description arising in the conduct of the Bank's business.

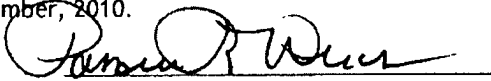
The authority to execute and deliver documents, instruments, and agreements may be limited by resolution of the Board of Directors, by a committee of the Board of Directors, by the Chief Executive Officer, or by the President, by reference to subject matter, category, amount, geographical location, or any other criteria, and may be made subject to such policies, procedures, and levels of approval as may be adopted or amended from time to time."

2. I further certify that the following individuals are qualified to act as an officer of Regions Bank, with officer title as specified below:

<u>Name</u>	<u>Title</u>
Morgan McCarthy	Executive Vice President
Karen Griffis	Senior Vice President
Marianne Garner Lee	Senior Vice President
Brenda Goff	Vice President
Joe Terrill	Vice President

IN WITNESS WHEREOF, I have set my hand and affixed the seal of Regions Bank, an Alabama banking corporation, on this the 14th day of September, 2010.

SEAL


Pamela R. Welch, Assistant Secretary

Composite
Exhibit "A"

SECRETARY CERTIFICATE

REGIONS

I, Pamela R. Welch, a duly elected and qualified Assistant Secretary of Regions Bank, an Alabama state banking corporation, hereby certify as follows:

1. Following is a true and correct copy of Article V, Section 12 of the By-laws of Regions Bank, as amended by the Board of Directors at a duly convened meeting held on July 16, 2015, at which a quorum was present, and the same are in full force and effect on the date hereof:

"Section 12. Execution of Instruments and Documents.

The Chief Executive Officer; the President; any Regional or Local President; any Senior Executive Vice President, Executive Vice President, Senior Vice President, or Vice President; or any officer holding the title of Executive Managing Director, Managing Director, or Director is authorized, in his or her discretion, to do and perform any and all corporate and official acts in carrying on the business of the Bank, including, but not limited to, the authority to make, execute, acknowledge, accept and deliver any and all deeds, mortgages, releases, bills of sale, assignments, transfers, leases (as lessor or lessee), powers of attorney or of substitution, servicing or sub-servicing agreements, vendor agreements, proxies to vote stock or any other instrument in writing that may be necessary in the purchase, sale, lease, assignment, transfer, discount, management or handling in any way of any property of any description held, controlled or used by Bank or to be held, controlled or used by Bank, either in its own or in its fiduciary capacity and including the authority from time to time to open bank accounts with the Bank or any other institution, to borrow money in such amounts for such lengths of time, at such rates of interest and upon such terms and conditions as any said officer may deem proper and to evidence the indebtedness thereby created by executing and delivering in the name of the Bank promissory notes or other appropriate evidences of indebtedness, and to guarantee the obligations of any subsidiary or affiliate of the Bank. The enumeration herein of particular powers shall not restrict in any way the general powers and authority of said officers.

By way of example and not limitation, such officers of the Bank are authorized to execute, accept, deliver and issue, on behalf of the Bank and as binding obligations of the Bank, such agreements and instruments as may be within the officer's area of responsibility, including, as applicable, agreements and related documents (such as schedules, confirmations, transfers, assignments, acknowledgments, and other documents) relating to derivative transactions, loan or letter of credit transactions, syndications, participations, trades, purchase and sale or discount transactions, transfers and assignments, servicing and sub-servicing agreements, vendor agreements, securitizations, and transactions of whatever kind or description arising in the conduct of the Bank's business.

The authority to execute and deliver documents, instruments and agreements may be limited by resolution of the Board of Directors, by a committee of the Board of Directors, by the Chief Executive Officer, or by the President, by reference to subject matter, category, amount, geographical location, or any other criteria, and may be made subject to such policies, procedures and levels of approval as may be adopted or amended from time to time."

2. I further certify that the following individual is qualified to act as an officer of Regions Bank, with officer title as specified below:

Name

Title

Steven Purser

Vice President



IN WITNESS WHEREOF, I have set my hand and affixed the seal of Regions Bank, an Alabama banking corporation, on this 28th day of December, 2015.


Pamela R. Welch, Assistant Secretary