

Prepared by:  
Jennifer Slifkin, Esq.  
OS National LLC  
3097 Satellite Blvd., Building 700, Suite 400  
Duluth, GA 30096  
This document is prepared as an incidental  
service to the issuance of a title insurance policy.

After recording return to:  
OS National LLC  
3097 Satellite Blvd., Building 700, Suite 400  
Duluth, GA 30096  
Attn: Institutional Transactions Dept.

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**Note to Recorder: The grantor hereunder was merged into the grantee hereunder pursuant to the laws of the State of Delaware, and accordingly, the grantee is the successor by merger to the grantor, with title to the property described herein having vested in the grantee by operation of law upon completion of such merger. This instrument is for the sole purpose of confirming of record that title to such property has vested in the grantee by operation of law. Because title to such property vested in the grantee by operation of law, no documentary stamp tax is due on this instrument.**

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## **Special Warranty Deed**

This Special Warranty Deed made April 25, 2019, between

**PROGRESS RESIDENTIAL BORROWER 7, LLC**, a Delaware limited liability company, formerly known as Progress Residential 2016-2 Borrower, LLC, which entity is formerly known as Progress Residential 2015-1 Borrower, LLC, by virtue of the Certificates attached hereto as Exhibit "B", with offices located at P.O. Box 4090, Scottsdale, AZ 85261, Grantor, and

**PROGRESS RESIDENTIAL BORROWER 7, LLC**, a Delaware limited liability company, with offices located at P.O. Box 4090, Scottsdale, AZ 85261, Grantee:

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the

Clerk/Recorder: Please index all legal descriptions  
or index as a multi-parcel instrument.

receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the State of Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

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

**To Have and to Hold**, the same in fee simple 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

[EXECUTION ON NEXT PAGE]

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kari Scott  
Witness Name: Kari Scott

Robyn Matine  
Witness Name: Robyn Matine

**PROGRESS RESIDENTIAL BORROWER 7, LLC,**  
a Delaware limited liability company

By: TJ  
Name: Terence McNally  
Title: Authorized Signatory

State of Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 15 day of April, 2019, by Terence McNally, as Authorized Signatory of Progress Residential Borrower 7, LLC, a Delaware limited liability company, who is personally known to me.

Jacklyn Armstrong  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

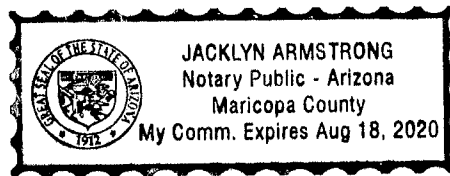


EXHIBIT "A"

# PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	FREO90000137-19.2	3854 BRAEMERE DR	SPRING HILL	FL	34609	HERNANDO
2	FREO164086-19.2	4088 EVERETT AVE	SPRING HILL	FL	34609	HERNANDO
3	FREO35156-19.2	4341 LARKENHEATH DR	SPRING HILL	FL	34609	HERNANDO
4	FREO35157-19.2	4447 LARKENHEATH DR	SPRING HILL	FL	34609	HERNANDO
5	FREO90000135-19.2	5238 WOODRIDGE LN	SPRING HILL	FL	34609	HERNANDO
6	FREO166671-19.2	6079 COLCHESTER AVE	SPRING HILL	FL	34608	HERNANDO
7	FREO90000828-19.2	10261 HEATHCLIFF ST	SPRING HILL	FL	34608	HERNANDO
8	FREO90000520-19.2	12051 TOPAZ ST	SPRING HILL	FL	34608	HERNANDO
9	FREO90001353-19.2	12252 RONALD ST	SPRING HILL	FL	34609	HERNANDO
10	FREO90001347-19.2	14145 KINGMONT ST	SPRING HILL	FL	34609	HERNANDO
11	FREO94620-19.2	14633 DEACON CT	SPRING HILL	FL	34609	HERNANDO

## LEGAL DESCRIPTIONS

**EXHIBIT A-1**

STREET ADDRESS: 3854 BRAEMERE DR, SPRING HILL, FL 34609

COUNTY: HERNANDO

CLIENT CODE: FREO90000137-19.2

TAX PARCEL ID/APN: R10 223 18 3604 0350 0540

LOT 54, BLOCK 35, STERLING HILL PHASE "2B", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 33 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**EXHIBIT A-2**

STREET ADDRESS: 4088 EVERETT AVE, SPRING HILL, FL 34609

COUNTY: HERNANDO

CLIENT CODE: FREO164086-19.2

TAX PARCEL ID/APN: R32 323 17 5160 1012 0020

LOT 2, BLOCK 1012, SPRING HILL UNIT 16, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 18 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**EXHIBIT A-3**

STREET ADDRESS: 4341 LARKENHEATH DR, SPRING HILL, FL 34609

COUNTY: HERNANDO

CLIENT CODE: FREO35156-19.2

TAX PARCEL ID/APN: R09 223 18 3602 041A 0060

LOT 6, BLOCK 41A, STERLING HILL PHASE "1B", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 23 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**EXHIBIT A-4**

STREET ADDRESS: 4447 LARKENHEATH DR, SPRING HILL, FL 34609

COUNTY: HERNANDO

CLIENT CODE: FREO35157-19.2

TAX PARCEL ID/APN: R09 223 18 3602 041A 0020

LOT 2, BLOCK 41A, STERLING HILL PHASE "1B", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 23 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**EXHIBIT A-5**

STREET ADDRESS: 5238 WOODRIDGE LN, SPRING HILL, FL 34609

COUNTY: HERNANDO

CLIENT CODE: FREO90000135-19.2

TAX PARCEL ID/APN: R32 323 17 5182 1837 0170

LOT 17, BLOCK 1837, A REPLAT OF PORTIONS OF SPRING HILL UNITS 18, 19 & 20, AND A SECOND REPLAT OF SPRING HILL UNITS 18 & 19, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 29 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**EXHIBIT A-6**

STREET ADDRESS: 6079 COLCHESTER AVE, SPRING HILL, FL 34608

COUNTY: HERNANDO

CLIENT CODE: FREO166671-19.2

TAX PARCEL ID/APN: R32 323 17 5200 1293 0190

LOT 19, BLOCK 1293, SPRING HILL UNIT 20, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 65 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**EXHIBIT A-7**

STREET ADDRESS: 10261 HEATHCLIFF ST, SPRING HILL, FL 34608

COUNTY: HERNANDO

CLIENT CODE: FREO90000828-19.2

TAX PARCEL ID/APN: R32 323 17 5080 0458 0140

LOT 14, BLOCK 458, SPRING HILL UNIT 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 27 THROUGH 37, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**EXHIBIT A-8**

STREET ADDRESS: 12051 TOPAZ ST, SPRING HILL, FL 34608

COUNTY: HERNANDO

CLIENT CODE: FREO90000520-19.2

TAX PARCEL ID/APN: R32 323 17 5200 1283 0150

LOT 15, BLOCK 1283, SPRING HILL UNIT 20, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 65 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**EXHIBIT A-9**

STREET ADDRESS: 12252 RONALD ST, SPRING HILL, FL 34609

COUNTY: HERNANDO

CLIENT CODE: FREO90001353-19.2

TAX PARCEL ID/APN: R32 323 17 5160 1061 0090

LOT 9, BLOCK 1061, SPRING HILL UNIT 16, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 18 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**EXHIBIT A-10**

STREET ADDRESS: 14145 KINGMONT ST, SPRING HILL, FL 34609

COUNTY: HERNANDO

CLIENT CODE: FREO90001347-19.2

TAX PARCEL ID/APN: R32 323 17 5240 1617 0110

LOT 11, BLOCK 1617, SPRING HILL UNIT 24, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 53 THROUGH 60, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**EXHIBIT A-11**

STREET ADDRESS: 14633 DEACON CT, SPRING HILL, FL 34609

COUNTY: HERNANDO

CLIENT CODE: FREO94620-19.2

TAX PARCEL ID/APN: R10 223 18 3604 0340 0270

LOT 27, BLOCK 34, STERLING HILL PHASE "2B", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 33 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**EXHIBIT "B"**

**See attached Certificates.**

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE RESTATED CERTIFICATE OF "PROGRESS RESIDENTIAL 2015-1 BORROWER, LLC", CHANGING ITS NAME FROM "PROGRESS RESIDENTIAL 2015-1 BORROWER, LLC" TO "PROGRESS RESIDENTIAL 2016-2 BORROWER, LLC", FILED IN THIS OFFICE ON THE FIFTEENTH DAY OF NOVEMBER, A.D. 2016, AT 5:27 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID RESTATED CERTIFICATE IS THE SIXTH DAY OF DECEMBER, A.D. 2016 AT 8 O'CLOCK A.M.



  
Jeffrey W. Bullock, Secretary of State

5642277 8100  
SR# 20166646002

Authentication: 203341866  
Date: 11-15-16

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 05:27 PM 11/15/2016  
FILED 05:27 PM 11/15/2016  
SR 20166646002 - FileNumber 5642277

**AMENDED AND RESTATED CERTIFICATE OF FC  
OF  
PROGRESS RESIDENTIAL 2015-1 BORROWER, LLC**

THIS Amended and Restated Certificate of Formation of Progress Residential 2015-1 Borrower, LLC (the "Company"), dated as of November 15, 2016, has been duly executed and is being filed by the undersigned, as an authorized person, in accordance with the provisions of 6 Del. C. §18-208, to amend and restate the original Certificate of Formation of the Company, which was filed on November 18, 2014, with the Secretary of State of the State of Delaware (the "Certificate"), to form a limited liability company under the Delaware Limited Liability Company Act (6 Del. C. §18-101, et seq.).

The Certificate is hereby amended and restated in its entirety to read as follows:

1. Name. The name of the limited liability company is Progress Residential 2016-2 Borrower, LLC.
2. Registered Office. The address of the registered office of the Company in the State of Delaware is c/o The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, Wilmington, DE 19801.
3. Registered Agent. The name and address of the registered agent for service of process on the Company in the State of Delaware is The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, Wilmington, DE 19801.
4. Effectiveness. This Amended and Restated Certificate of Formation shall be effective on December 6, 2016, at 8:00 a.m. Eastern Time.

IN WITNESS WHEREOF, the undersigned has executed this Amended and Restated Certificate of Formation as of the date first-above written.

/s/ Jeffrey Meriggi  
Name: Jeffrey Meriggi  
Title: Authorized Person

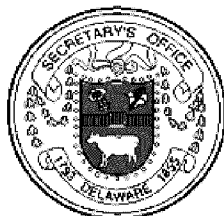
# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE RESTATED CERTIFICATE OF "PROGRESS RESIDENTIAL 2016-2 BORROWER, LLC", CHANGING ITS NAME FROM "PROGRESS RESIDENTIAL 2016-2 BORROWER, LLC" TO "PROGRESS RESIDENTIAL BORROWER 7, LLC", FILED IN THIS OFFICE ON THE NINTH DAY OF APRIL, A.D. 2019, AT 7:32 O`CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID RESTATED CERTIFICATE IS THE TWENTY-FIFTH DAY OF APRIL, A.D. 2019 AT 8 O`CLOCK A.M.



  
Jeffrey W. Bullock, Secretary of State

5642277 8100  
SR# 20192698477

Authentication: 202613143  
Date: 04-10-19

**SECOND AMENDED AND RESTATED CERTIFICATE OF FORMATION  
OF  
PROGRESS RESIDENTIAL 2016-2 BORROWER, LLC**

THIS Second Amended and Restated Certificate of Formation of Progress Residential 2016-2 Borrower, LLC (the "Company"), originally formed under the name "Progress Residential 2015-1 Borrower, LLC" on November 18, 2014, dated as of April 9, 2019, has been duly executed and is being filed by the undersigned, as an authorized person, in accordance with the provisions of 6 Del. C. §18-208, to amend and restate the Amended and Restated Certificate of Formation of the Company, which was filed with the Secretary of State of the State of Delaware, effective on December 6, 2016, as amended by that certain Certificate of Amendment changing only the Registered Office or Registered Agent of a Limited Liability Company, which was filed on October 25, 2017, in the Office of the Secretary of State of Delaware (the "Certificate"), to form a limited liability company under the Delaware Limited Liability Company Act (6 Del. C. §18-101, et seq.).

The Certificate is hereby amended and restated in its entirety to read as follows:

1. Name. The name of the limited liability company is Progress Residential Borrower 7, LLC.
2. Registered Office. The address of the registered office of the Company in the State of Delaware is c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, Delaware 19808.
3. Registered Agent. The name and address of the registered agent for service of process on the Company in the State of Delaware is Corporation Service Company, 251 Little Falls Drive, Wilmington, Delaware 19808.
4. Effectiveness. This Second Amended and Restated Certificate of Formation shall be effective on April 25, 2019, at 8:00 a.m. Eastern Time.

IN WITNESS WHEREOF, the undersigned has executed this Second Amended and Restated Certificate of Formation as of the date first-above written.

/s/ Robyn Moline  
Name: Robyn Moline  
Title: Authorized Person