

Prepared By and Return To:  
Mary C. Briggs  
Watson Title Services, Inc.  
1435 West S.R. 434, Suite 109  
Longwood, FL 32750  
File Number: 3120172

**SPECIAL WARRANTY DEED-BY CORPORATION**

Made this 7<sup>th</sup> day of February, 2012, by **REGIONS BANK, AN ALABAMA STATE BANKING CORPORATION** a Corporation existing under the laws of the State of ALABAMA whose address is: **1900 5TH AVENUE N-9TH FLOOR, BIRMINGHAM, AL 35203-2610** hereinafter called Grantor, and to: **TCV CONSULTING, INC., A FLORIDA CORPORATION** and whose mailing address is: **11766 MANDARIN ROAD, JACKSONVILLE, FL 32223-1379**, hereinafter called the Grantee.

Grantor, in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid by Grantee, grants and conveys to Grantee that property located in the County of **FLAGLER**, State of Florida, described more particularly as follows:

**UNIT E-3, BELLE TERRE BUSINESS & PROFESSIONAL CENTER, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF RECORDED IN OR. BOOK 1274, PAGE 1390, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND ANY SUBSEQUENT AMENDMENTS THERETO**

PARCEL ID #: 07-11-31-0380-000E0-0030

Subject to easements and restrictions of record.  
Subject to the lien of the General Taxes for the year 2011 and thereafter.

Grantor covenants as follows:

**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 of 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 party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

Signed, Sealed and Delivered  
In the Presence of:

**REGIONS BANK, AN ALABAMA STATE BANKING CORPORATION**

Pat Case

Donna K. Warrington  
By: **DONNA K. WARRINGTON, VICE PRESIDENT,**  
**1900 5TH AVENUE N-9TH FLOOR**  
**BIRMINGHAM, AL 35203-2610**

PAT CASE  
Printed Name:

Charles Wolfe

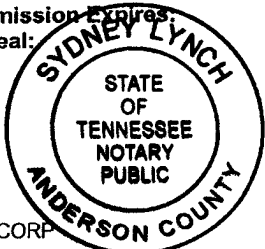
Charles Wolfe  
Printed Name:

STATE OF: TENNESSEE

COUNTY OF: ANDERSON

I HEREBY CERTIFY that on this date 7<sup>th</sup> day of February, 2012, before me personally appeared **DONNA K. WARRINGTON, VICE PRESIDENT**, of **REGIONS BANK, AN ALABAMA STATE BANKING CORPORATION**, a corporation under the laws of the State of ALABAMA, to me personally known or who has produced DRIVER'S LICENSE as identification and who signed the foregoing instrument as such officer for the uses and purposes therein mentioned.

Sydney Lynch  
NOTARY PUBLIC (signature)  
Print Name:  
My Commission Expires  
Stamp/Seal:



SPECWDCORP

My Commission Expires October 21, 2015