This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/01/14 14:57 3 pgs
Fees:18.00 Taxes:425.50
20140801-0069240

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of July, 2014, by and between Benjamin S Mitchell, , party of the first part, and Andre R Senter, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 154B of the Zone Lot Division of Lots 148 through 154 Harbor Gate Section Two, as of record in Plat Book 6900, Page 251, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Benjamin S. Mitchell by virtue of that certain Benjamin S. Mitchell Deed dated November 15, 2012, at Instrument No. 20121119-0106333 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has been used for investment purposes only and not his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Benjamin S Mitchell

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Benjamin S Mitchell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2014.

Notary Public

My Commission Expires: 01/03/2016

Notary Public State of Florida
Penelope Murphy
My Commission EE148798
Expires 01/03/2016

Property Owner & Address:	Andre R Senter
Tax Parcel No	13614023400
Property Address:	598 Castlegate Drive Nashville, TN 37217
MAIL TAX BILLS TO:	Cornerstone Home Lending, Inc. 1177 West Loop South, Suite 200 Houston, Texas 77027

Firm File #: 20140611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $115,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of July, 2014.

Notary Public

My Commission Expires:_____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Comm. Expires January 23, 2016

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JUNE 21 2016