THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091836**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $146,000.00. Lee Ann Maloney Affiant Subscribed and sworn to before me, this 6th day of October, 2014. Notary Public My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Andrew T. Neill 8221 Lenox Creekside, Unit 7 Antioch TN 37013	Send Tax Bills To: Hamilton Funding Group, Inc. 13650 NW 8th Street, Suite 109 Sunrise, FL 33325	Tax Information: Tax Parcel ID No. 181020A04900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deitra T. Mixer and Daniel J. Mixer wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew T. Neill**, single man ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B-7 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits E1 , E2 and E3 of said Master Deed.

Being the same property conveyed to Deitra T. Mixer and Daniel J. Mixer, wife and husband by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 26th day of November, 2007 in Instrument No. 20071126-0137213, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, now due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX CREEKSIDE, PHASE I Condominium of record in Instrument No. 20060306-0025686 , as amended by instrument(s) of record in Instrument No. 20060606-0066938; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Lenox Creekside Condominium Owners Association, Inc. recorded at Instrument No. 20060227-0022558.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060306-0025686 and 20060206-0014635.

Davidson County DEEDWARR
Recvd: 10/09/14 08:02 2 pgs
Fees:13.00 Taxes:540.20
20141009-0093578

Agreements for Dedication of Easements for sanitary sewers and/or storm drainage recorded in Book 9487, Pages 901 and 914.

Rights of way and easements to Gulf Interstate Gas Company recorded in Book 2203, Page 579 and Book 2244, Page 11. In connection with General Warranty Deed recorded in Book 2875, Page 299.

Right of Way Easement recorded at Instrument No. 20070503-0053020.

This is improved property located at 8221 Lenox Creekside Drive, Unit 7, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 6TH day of October, 2014.

Deitra T. Mixer

Daniel J. Mixer

STATE OF FLORIDA)
COUNTY OF Volusia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deitra T. Mixer and Daniel J. Mixer, wife, and husband, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2014.

Cynthia C. Marques
Notary Public

My Commission Expires: July 20, 2018

CYNTHIA C. MARQUES
Notary Public, State of Florida
Commission# FF 143486
My comm. expires July 20, 2018

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE