Box 14

BILL GARRETT, Davidson County
Trans: T20130064819 DEEDWARR
Recvd: 07/30/13 09:09 2 pgs
Fees: 13.00 Taxes: 1143.30

20130730-0078974

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Dale Hemmerly Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF July, 2013.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 5-5-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SOUTHERN COMFORT DEVELOPMENT LLC	**SAME**	**061-03-0-135.00**
(NAME) **3607 TROUSDALE DRIVE**	(NAME)	**061-03-0-136.00**
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	**061-03-0-137.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DALE HEMMERLY MILLER AND WIFE, SUSAN R. MILLER,** HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOUTHERN COMFORT DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 4, 5, 6, and 7, in Block "K" on the Plan of Broadmoor Section 2, of record in Plat Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dale Hemmerly Miller and wife, Susan R. Miller,by deed from Sirva Relocation, LLC, by deed dated March 27, 2007 of record as Instrument No. 20070622-0075101, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Deed of Easement of record as Instrument No. 20130712-0072336, said Register's Office, all matters as set forth in the Plan of record in Plat Book 547, page 174, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **919 MALQUIN DRIVE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of July, 2013.

Dale Hemmerly Miller
DALE HEMMERLY MILLER

Susan R. Miller
SUSAN R. MILLER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dale Hemmerly Miller and Susan R. Miller,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of July, 2013.

My commission expires: **May 5, 2015**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON