WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140039520 DEEDWARR Recvd: 06/05/14 09:15 2 pgs Fees:13.00 Taxes:210.90 20140605-0048761	The actual consideration or value, whichever is greater, for this transfer is **$57,000.00**. Kathy Goodson Affiant Subscribed and sworn to before me, this the 4th day of June, 2014. Notary Public My commission expires: 9-19-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Kenneth Hamilton**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers **Map 061-03-0, Parcel 135.00**
3607 Trousdale Drive		
Nashville, TN 37204		

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,

Southern Comfort Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Hamilton

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 No, 7 of Block K, on the Plan of Broadmoor, Section 2, of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Southern Comfort Development, LLC, a Tennessee limited liability company, by Deed from Dale Hemmerly Miller and wife, Susan R. Miller, of record in Instrument No. 20130730-0078974, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 547, Page 174, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Option to Purchase of record in Instrument No. 20130617-0061549, granted Capital Homes LP, Register's Office for Davidson County, Tennessee.

3) Easement from Lot 6 to Lot 7 in Instrument No. 20130712-0072336, and amended in Instrument No. 20131010-0106552, Register's Office for Davidson County, Tennessee.

4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (_X___) property, known as: **915 Malquin Drive, Nashville, TN 37126**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 4th day of June, 2014.

Southern Comfort Development, LLC

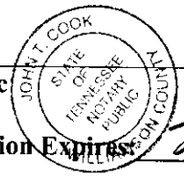
By:_____
Kenneth Hamilton, Member

By:_____
Michael F. Wissel, Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kenneth Hamilton, Member and Michael F. Wissel, Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the **Members** of **Southern Comfort Development, LLC,** the within named bargainor, a Tennessee limited liability company, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Kenneth Hamilton** as **Member and Michael F.Wissel, Member.**

Witness my hand, at office at Nashville, Tennessee, this **4th** day of **June, 2014.**



Notary Public

My Commission Expires: 2/13/17