WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**. Affiant Subscribed and sworn to before me, this the day of July, 2014. Notary Public My commission expires: 3-8-16 (AFFIX SEAL)

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

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:	Send Tax Bills To:	Map-Parcel Numbers
Linda H. Martin	← Same	**Map 072-11-0 Parcel 007-00**
1414 Huffine St.		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, 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

Linda H. Martin

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 5 on the unrecorded Map of Batson Oakley Subdivision, and described according to a copy of a survey thereof, made by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the southerly margin of Huffine Street at a corner of Lots 4 and 5; thence with the lines between said lots, southerly 214.5 feet to the north line of Lot No. 3; thence along the north line of Lots 2 and 3, easterly 43 feet to the corner of Lot 6; thence with the line between Lots 6 and 5, northerly 215.6 feet to the south margin of Huffine Street; thence with margin of the same, westerly 49.6 feet to the point of beginning.

BEING the same property conveyed to Mike Wissel, married as to an undivided 1% interest, and Ken Hamilton, married as to an undivided 99% interest, as tenants in common, by Deed from Capital Homes, LP, a Tennessee Limited Partnership, dated May 24, 2013 of record in Instrument No. 20130524-0053134, Register's Office for Davidson County, Tennessee and further by Quitclaim Deed dated October 21, 2013 to Southern Comfort Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20131030-0112522, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1414 Huffine St., Nashville, TN 37216**

BILL GARRETT, Davidson County
Trans:T20140050635 DEEDWARR
Recvd: 07/15/14 12:48 2 pgs
Fees:13.00 Taxes:1295.00
20140715-0062397

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 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 my/our hand(s) this 3rdday of **July, 2014.**

Southern Comfort Development, LLC, a Tennessee limited liability company

BY: _____, member _____

BY: _____, member _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mike Wissel and Ken Hamilton** 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,** a Tennessee limited liability company, the within named bargainors, and that they, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Mike Wissel and Ken Hamilton as members.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July. **2014.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 2/13/17