WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087309 DEEDWARR
Recvd: 11/19/14 15:07 2 pgs
Fees:13.00 Taxes:623.45
20141119-0106796

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$168,500.00**

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2014.

Notary Public

My commission expires: (AFFIX SEAL)

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 07-03-2017

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
Urban Properties, LLC **a Tennessee limited liability company**	New Owner	072-07-0-163-00
204 Point East Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Southern Comfort Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Urban Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 1 and 2, on the Plan of Resubdivision of Lot No. 45, Kenmore Place, as of record in Instrument No. 20141117-0105531, 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 Warranty Deed dated February 27th, 2014, from Fred C. Rowe and wife, Leona J. Rowe, of record in Instrument No. 20140228-0017309, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee; and,
2) Taxes for the current year which have been assumed by the Grantee herein and subsequent years, not yet due and payable.

This is unimproved property known as: **1223 McGavock Pike, Nashville, TN 37216**

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 its hand by its duly authorized officer this 18th day of **November, 2014.**

Southern Comfort Development, LLC, ~~a Tennessee~~ limited liability company

By: _____
Mike Wissel, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mike Wissel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the member of **Southern Comfort Development LLC,** a Tennessee limited liability company, the within named bargainor, and that he, 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 as member.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of **November, 2014.**

_____
Notary Public

My Commission Expires: _____

