WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095790 DEEDWARR
Recvd: 12/23/14 08:15 2 pgs
Fees:13.00 Taxes:1282.05
20141223-0117137

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$346,500.00**.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2014.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Andrea Clegg	Acopia, LLC	Map 061-03-0 Parcel 137-00
921 Malquin Drive	366 Northcreek Blvd #100	
Nashville, TN 37216	Goodlettsville, TN 37072	

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

Andrea Clegg, *unmarried*

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. 4 of 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 said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Southern Comfort Development, LLC, a Tennessee limited liability company, by Deed dated July 29, 2013 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) Charter of Southern Comfort Development, LLC, of record in Instrument No. 20131021-0109373, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **921 Malquin Drive, 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 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 **19th** day of **December, 2014.**

Southern Comfort Development, LLC, a Tennessee limited liability company

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 19 day of ~~November~~ December, **2014.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17