WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20150028125 DEEDWARR Recvd: 04/15/15 09:08 2 pgs Fees:13.00 Taxes:1258.37 20150415-0033116	The actual consideration or value, whichever is greater, for this transfer is $340,100.00 Affiant Subscribed and sworn to before me, this the 13th day of April, 2015. Notary Public My commission expires: (AFFIX SEAL)

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

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: James P. Bourgeois Joanne G. Bourgeois	Send Tax Bills To: Owners	Map-Parcel Numbers Map 061-03-0 Parcel 135-00
8502 Verese Court		
Orlando, FL 32836		

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,

Kenneth Hamilton, married

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

James P. Bourgeois and wife, Joanne G. Bourgeois

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. 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 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 and further conveyed to Kenneth Hamilton, by Deed dated June 4, 2014 from Southern Comfort Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20140605-0048761, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantor's spouse.

The conveyance of the above described property 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) Deed of Easement upon Lot 7 for the benefit of Lot 6 of an encroachment, of record in Instrument No. 20130712-0072336, and amended in Instrument No. 20131010-0106552, Register's Office for Davidson County, Tennessee. 3) Rights of neighbor to the use of the driveway which connects to the garage referred to in the easement above, said driveway being outside the bounds of the specific easement. 4) The rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictions, boundary line disputes, or any matter not of record which would be disclosed by an accurate and certified transit survey and visual inspection area contained in a given tract not the accuracy or location of boundary lines, not the location or contiguity of the interior lines of any parcels making up such premises. 5) Matters which would be disclosed by a comprehensive survey.

This is improved (__x__) Unimproved (____) property, known as **915 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 13 day of **April, 2015.**

Kenneth Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kenneth Hamilton,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of **April, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY