File Box 248

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans:T20150027196 DEEDWARRSP
Recvd: 04/13/15 08:55 3 pgs
Fees:18.00 Taxes:407.00
20150413-0032050

ADDRESS NEW OWNER:
Kwame Asare amd Serwaa Asare
9553 Yellow Finch Court
Brentwood, TN 37027

SEND TAX BILL:
Kwame Asare amd Serwaa Asare
9553 Yellow Finch Court
Brentwood, TN 37027

MAP AND PARCEL:
08116067400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 110,000.00

Peggy D Mathes
AFFIANT

Subscribed and sworn to before me this 8th day of April, 2015.

Ann B Waddell
NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator for the Estate of Janie V. Miller,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-1316, has this day bargained and sold, and do hereby transfer and convey unto **Kwame Asare and wife, Serwaa Asare**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 937 Phillips Street, Nashville, TN 37208 .

And now **Peggy D. Mathes, Administrator of the Estate of Janie V. Miller,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Kwame Asare and wife, Serwaa Asare**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8th day of April, 2015.

Estate of Janie V. Miller
By: Peggy D Mathes, Adm
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Janie V. Miller,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-1316, the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of April, 2015.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2015-037

Being part of Lot No. 180, on the Map of Judge John McNairy's Mansion House Tract and recorded on the front fly leaf of Book 9, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the southwest corner of Haslem and Belleville Streets; thence with the southerly margin of Haslem Street easterly 65 feet to the northwest corner of a lot conveyed by W. E. Norvell and wife ,to Mary E. Lloyd, by deed of record in Book 247, p[age 45, Register's Office for Davidson County, Tennessee; thence with Lloyd's westerly line southerly 56 feet, more or less, to the northeast corner of a lot conveyed by said Norvell and wife, to Miss T. V. Chowning, by deed of record in Book 172, page 128, said Register's Office; thence with said Chowning's northerly line westerly 65 feet to the easterly margin of Belleville Street; thence with said margin northerly 56 feet, more or less, to the beginning.

Being the same property conveyed to Robert Miller, Jr. and wife, Janie V. Miller by deed from Ollie Gaines, unmarried,, of record in Book 1559, page 591, Register's Office for Davidson County, Tennessee. Robert Miller, Jr., died on March 9, 1995. Janie V. Miller died on June 24, 2014. Her Estate being declared insolvent pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-1316, ordered the property to be brought into the Estate and Peggy D. Mathes, Administrator for the Estate to sell said property.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee(s). This property is being sold as is.