Bill Garrett Davidson County
Batch# 112755 DEEDWARR
07/05/2018 11:38:27 AM 5 pgs
Fees: $28.00 Taxes: $370.00
20180705-0065089

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater $ 100,000.00

Affiant

Subscribed and sworn to me this 2nd day of July, 2018.

Notary Public

My Commission Expires: March 23, 2020

State of Tennessee Notary Public Expires 12/23/2020 MADISON COUNTY

This Instrument Was Prepared By:
Holmes, Rich, and Sigler, PC
Attorneys
3021 Hwy 45 By-Pass, #102
Jackson, Tennessee 38305
Our File # 18-8793

Person or agency responsible for taxes

Golden Key Realtors

Attn: Chuck and Bill Miller

1642 Hollywood Dr, Jackson, TN 38305

Property Owner: JOYCE C. MILLER and CHARLES S. MILLER and WILLIAM MILLER
Property Address: 317 YORKSHIRE CIRCLE NASHVILLE, TN 37211

Mail Deed To:
Chuck Miller
1642 Hollywood Dr
Jackson, Tn - 38305

161 11 0C 050.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of the sum of One Hundred Dollars ($100.00), cash in hand paid, and for other good, valuable and satisfactory considerations, the receipt and sufficiency which is hereby acknowledged, I, **CARL F. JAMES, by and through my Attorney in Fact, Linda Lipford, (by Power of Attorney (See attached Durable Power of Attorney)** (Grantor), have this day bargained and sold, and by these presents do hereby transfer and convey unto **JOYCE C. MILLER, CHARLES S. MILLER and WILLIAM S. MILLER, as joint tenants with right of survivorship,** (Grantees), that certain lot or parcel of real estate lying and being in Davidson County, Tennessee, and more particularly described as follows:

Being Building "J", Unit 113 of the Resubdivision of Lot 2 of Phase IV, Villages of Brentwood, plan of record in Plat Book 6900, page 614, Register's Office of Davidson County, TN.

Being the same property conveyed to Carl F. James by deed of record in Deed Book 7516, page 836, Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD said property, together with the improvements thereon and the appurtenances thereunto belonging unto the said **JOYCE C. MILLER, CHARLES S. MILLER and WILLIAM S. MILLER, as joint tenants with right of survivorship,** their heirs and assigns forever.

GRANTOR COVENANTS that he is lawfully seized and possessed of said property; that he has a good and lawful right to sell and convey the same; and that the said property is free and unencumbered except for the following: (1) the 2018 real property taxes which are to be prorated and assumed by the Grantees herein; (2) Restrictive Covenants of record

in Record Book 7231, page 789, and Record Book 7494, page 689, in the Register's Office of DAVIDSON County, Tennessee and; (3) setbacks, restrictions and easements of record in Plat Book 6900, page 614, in said Register's Office.

I FURTHER COVENANT AND BIND MYSELF, my executors, administrators, heirs and representatives, to forever warrant and defend the title to said property, with the above-referenced exceptions, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this the 2nd day of July, 2018.

Carl F. James by Linda Lipford POA
CARL F. JAMES, by Linda Lipford,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, a Notary Public in and for the said State and County, **Linda Lipford, Attorney in Fact for Carl F. James,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, on this the 2nd day of July, 2018.

H. Jack Holmes
Notary Public

My Commission Expires:
December 23, 2020

H. JACK HOLMES
State of Tennessee Notary Public
Expires 12/23/2020
MADISON COUNTY

Brian Neal Dickey, Register
McNairy County Tennessee
91502
Rec #: Instrument #: 107809
Rec'd: 15.00
State: 0.00
Clerk: Recorded
Other: 2.00 6/14/2018 at 1:44 PM
Total: 17.00 in
Misc Book 15 Pgs 2141-2143

DURABLE POWER OF ATTORNEY

I, **CARL FRANKLIN JAMES**, the undersigned, a resident of the State of Tennessee, appoint **LINDA CARROLL LIPFORD**, a resident of the State of Tennessee, as my attorney in fact, for me and in my name, place, and stead, to:

1. To receive, endorse and deposit any and all checks or other payments received from any source;

2. To ask, demand, sue for, collect, recover and receive all sums of money, debts, dues, accounts, interest, dividends, annuities, merchandise and demands whatsoever, as are now, or shall hereafter become due, owing, payable or belonging to me, and have, use and take all lawful ways or means in my name or otherwise for the recovery thereof, and to compromise and agree for the same or otherwise discharge the same for me and in my name upon such terms and conditions as my attorney in fact shall think fit;

3. To receive, accept and acknowledge on my behalf any and all funds and other property of every nature to which I may be entitled as a beneficiary, legatee, devisee, remainderperson, or heir-at-law with respect to the estate of any decedent or any trust;

4. To add, convey or otherwise transfer any asset or property I own to any trust agreement of which I am the grantor or co-grantor (but not to revoke or amend any such agreement);

5. To renounce or disclaim any property or interest in property or powers to which I may become entitled, whether by gift or will or intestate succession or trust or otherwise;

6. To bargain, contract, agree for, buy, sell, mortgage, encumber, hypothecate and in any and every way and means deal in and with real property, goods, services, merchandise, commodities, bonds, stocks, securities, choses in action and other property in possession or in action, and to release mortgages or other encumbrances on lands or chattels, all upon such terms and conditions as my attorney in fact shall think fit;

7. To bargain, lease, contract, agree for, purchase, sell, convey, receive, mortgage, take and release lands and any and all interests therein, and to execute and deliver all deeds, deeds of trust and other assurances of title upon such terms and conditions and under such covenants as my attorney in fact shall think fit;

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8. To transact all my banking business at any bank or banks, to make and withdraw deposits, enter lock boxes, open and close accounts, draw or endorse checks, make and give guaranties of payment or performance, draw, make and endorse promissory notes, drafts, bills of exchange and any other negotiable instruments;

9. To transact all insurance business on my behalf, to apply for or continue policies, collect profits, file claims, make demands, enter into compromise and settlement agreements, file suits or actions and take any other action necessary or proper in this regard;

10. To transact, conduct and operate any business on my behalf, to vote any shares of stock owned by me in any corporation or in any mutual fund or other security, to execute proxies and waivers, to receive and receipt for any benefits accruing to me from the ownership of any investment or business interest, and generally do anything and everything necessary and proper for the furtherance, promotion and protection of any interest in any business or any investment owned by me;

11. To prepare, sign and file federal and state income tax, gift tax and other tax returns and to take all appropriate action on my behalf, including the appointment and hiring of attorneys, accountants, appraisers or other representatives, in audits, requests for information, other inquiries, claims for refund or litigation involving such returns;

12. To apply for licenses, keep records and accounts, make reports, give statements, and receive and give out information pertaining to me or to any business interests I may own;

13. To sign, seal, execute, deliver and acknowledge such instruments in writing for me and in my name and as my act and deed of whatever kind or character as may be proper in the premises;

14. To exercise any and all of the powers set forth in Tennessee Code Annotated Section 34-6-109, to the extent applicable, all of which provisions and powers are incorporated herein by reference, even if said statute be amended or repealed hereafter and even if my attorney in fact acts on my behalf pursuant to this document in a State other than Tennessee.

15. To have full responsibility and authority for any of my financial affairs, and such responsibility and authority specifically includes any needed management of my Social Security benefits, and to further represent my interests in any matters necessary or required with the Social Security Administration.

16. To make any needed medical and health care decisions.

Giving and granting unto my attorney in fact full power and authority to do, execute and perform all and every other act and thing whatsoever, without any limitation whatever and without being confined to the specific acts hereinabove set out, requisite or necessary to be done in and about the premises as fully and to all intents and purposes as I might or could do and I hereby ratify and confirm all that my attorney in fact shall lawfully do or cause to be done by virtue of these presents, and for me and in my name and on my behalf.

This power of attorney shall not be affected by any subsequent disability or incapacity of mine if such should occur. It is my express intent that the authority herein conferred upon my attorney in fact shall be exercisable in all events notwithstanding my subsequent disability or incapacity.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 11 day of June, 2018.

Carl Franklin James
CARL FRANKLIN JAMES

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, the undersigned Notary Public of said County, the within named **CARL FRANKLIN JAMES**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 11 day of June, 2018.

Chantel Lea Barnes
NOTARY PUBLIC

My Commission Expires: 10/24/18

CHANTEL LEA BARNES
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY