Name and Address of New Owner:
Asset Preservation, Inc. as QI for
Kenneth Davis Sheesley, Jr.
724 William Howard Place
Nashville, TN 37209-1777

Send Tax Bills To:
Caliber Home Loans, Inc.
1525 S Beltline Road
Coppell, TX 75019

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 516597 DEEDWARR
11/13/2020 12:54:03 PM 3 pgs
Fees: $18.00 Taxes: $1,132.20

20201113-0134333

Map & Parcel No: 090-12-0B-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Willie L. Miller and wife, Alberta C. Miller, and Kendall L. Miller, as Joint Tenants in common with the right to survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kenneth David Sheesley, Jr., an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat Hodges Estates of record in Plat Book 11700, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willie L. Miller and wife, Alberta C. Miller, and Kendall L. Miller, as Joint Tenants in common with the right to survivorship by Warranty deed from Catherine S. Hayes, unmarried of record in Instrument No. 20060530-0062637 Register's Office for Davidson County, Tennessee, dated May 19, 2006 and recorded on May 30, 2006.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 724 William Howard Place, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of October, 2020.

Willie L. Miller by Kendall Miller Attorney in Fact (SEAL)
Willie L. Miller by Kendall Miller,
Attorney-In-Fact

Alberta C. Miller by Kendall Miller Attorney in Fact (SEAL)
Alberta C. Miller by Kendall Miller,
Attorney-In-Fact

Kendall L. Miller (SEAL)
Kendall L. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2020, before me personally appeared Kendall L. Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of October, 2020.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of October, 2020, before me personally appeared Kendall Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Willie Miller and Alberta Miller pursuant to a Specific Power of Attorney August 18, 2020 and filed of record in Instrument No. * , in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed, Willie Miller and Alberta Miller as their attorney in fact. *20201113-0134332

Witness my hand, at office, this 16th day of October, 2020.

Notary Signature
My commission expires: 11.8.2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $306,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Mitchell
(Affiant)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Sworn to and subscribed before me this
16th day of October, 2020.

Laura Martin
Notary Public
My commission expires: 10/16/20
File No. 20-1370

Dana Delworth
7/9/24