This instrument is Prepared By: Jennifer Clemmons, Ascend Federal Credit Union 1611 North Jackson Street, Tullahoma, TN 37388	Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is: $0

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY

RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING AND SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, **James Hale Bearden,** executed and delivered to **ASCEND FEDERAL CREDIT UNION**, a certain Promissory Note secured by a certain Mortgage encumbering the property described in a certain Deed of record Instrument Number 20141021-0096959, Assignments of Rents and Leases, described in a certain Deed of record Instrument Number 20141021-0096960, Register's Office of Davidson County, Tennessee, and

NOW THEREFORE, for and in consideration of the sum of One Dollar ($1.00), and other good and valuable consideration paid to the undersigned, the receipt and sufficiency of which are hereby acknowledged, **ASCEND FEDERAL CREDIT UNION,** declares that it is the true and lawful owner and holder of said Promissory Note secured by said Deed of Trust and hereby releases and discharges said Mortgage of record Instrument Number 20141021-0096959, Assignments of Rents and Leases, described in a certain Deed of record Instrument Number 20141021-0096960 Register's Office of Davidson County, Tennessee with respect to the following described tract or parcel of real property, to-wit:

Land in Davidson County, Tennessee, being the southerly 45 feet of Lot No. 17 on the Map of D.T. McGavock's Plan, of record in Book 10, Pages 606-609, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 45 feet on the westerly side of Third Avenue North, formerly College Street, and runs back between parallel lines 177 feet, more or less, to an alley.

BEING the same property conveyed to James Bearden and wife, Julia Bearden by Warranty Deed from William B. Lawrence, Harry E. Lawrence, and Frederick S. Lawrence, of record in Instrument Number 20110531-0041308, Register's Office for Davidson County, Tennessee.

Being further conveyed to James Hale Bearden by Quit Claim Deed dated May 5, 2014 from Julia Florence Bearden of record in Instrument Number 20140508-0039531 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1321 3rd Avenue North, Nashville, TN, 37208.

IN WITNESS WHEREOF, **ASCEND FEDERAL CREDIT UNION** has caused this instrument to be executed this 8th day of May, 2015.

LENDER: **ASCEND FEDERAL CREDIT UNION**

By: _____

Name (printed): Trevor Williams

Title (its): V.P. of Lending

STATE OF TENNESSEE)
COUNTY OF Coffee)

Personally appears before me, the undersigned, a Notary Public in and for said County and State, Trevor Williams, with whom I am personally acquainted, and who acknowledged himself/herself to be the V.P. of Lending (or other officer authorized to execute the instrument) of ASCEND FEDERAL CREDIT UNION, the within named bargainor, and that he/she as such authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of ASCEND FEDERAL CREDIT UNION by himself/herself as V.P. of Lending.

WITNESS MY HAND AND OFFICIAL SEAL this 8th day of May 2015.

_____
Notary Public

My Commission Expires: 13JUN18

TASHONNA R. STARR
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

BILL GARRETT, Davidson County
Trans:T20150036896 REL
Recvd: 05/13/15 08:57 1 pgs
Fees:17.00 Taxes:0.00
20150513-0043693