Please Record & Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 370227

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1002

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Noel Harding 2718 Bluefield Avenue Nashville, TN 37214	Peoples Home Equity 150 N. Seven Oaks Knoxville, TNN 37922	96-1-96.00

BILL GARRETT, Davidson County
Trans:T20160010875 DEEDWARR
Recvd: 02/09/16 09:48 2 pgs
Fees:13.00 Taxes:798.83
20160209-0012356

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $215,900.00

Affiant

Subscribed and sworn to before me, this the 5 day of February, 2016.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Helen Fite McClendon, and husband Wilbur Clark McClendon,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Justin Noel Harding,** 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:
Wilbur Clark McClendon joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

Land in Davidson County, Tennessee, being the westerly part of Lot No. 19 on the Map of Bluefields, of record in Book 843, page 16, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northeasterly margin of Bluefield Avenue at the corner of Lots Nos. 18 and 19, thence with the line between said lots northeasterly 304.8 feet to the line of the property of the Tennessee Central Railroad; thence with their line south, 3° 30'West 120 feet to a point, being a corner of the property conveyed to V.R. Dickerson and wife, by deed of record in Book 1126, page 484, said Register's Office; thence with Dickerson's line southwesterly 209 feet to a point in the northeasterly margin of Bluefield Avenue; thence with the margin of the same northwesterly 80 feet to the point of beginning.

Being the same property conveyed to John Homer Fite and wife, Sadie Kimbro Fite by Warranty Deed from Robert Wiley Burnett and wife, Myrtle R. Burnette, dated February 10, 1951, recorded February 15, 1951, of record in Book 1941, page 77, Register's Office for Davidson County, Tennessee.

Sadie Kimbro Fite having died on July 12, 1954.
John Homer Fite, having died on December 10, 1977, leaving subject property to his then wife Christine Pauline Fite for and during her natural life, so long as she continued to occupy it as her primary residence, with the remainder to his daughter, Helen Fite McClendon. Christine Pauline Fite having relinquished her interests in subject property when she moved to Texas in 1980, as evidence by Affidavit or record in Book 5846, Page 719, in the Registers office for Davidson County, Tennessee.

This is Improved property located at: **2718 Bluefield Avenue, Nashville, TN 37214**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of **February, 2016.**

GRANTOR(S)

Helen Fite McClendon

Helen Fite McClendon

Wilbur Clark McClendon

Wilbur Clark McClendon

STATE OF Florida
COUNTY OF Pinellas

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Helen Fite McClendon and Wilbur Clark McClendon** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 4th day of **February, 2016.**

NOTARY PUBLIC STATE OF FLORIDA

Ashleigh Parsons
State of Florida
My Commission # EE 830685
Expires: August 27, 2016

Notary Public
My Commission Expires: August 27 2016