THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Ruth Andrews & Ghanem PLLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20160038902 DEEDQC Recvd: 05/10/16 13:07 2 pgs Fees:12.00 Taxes:0.00 20160510-0046374	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 3rd day of May, 2016. Notary Public My Commission Expires: 12/6/2016 MEREDITH DURHAM MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-06-2016

QUITCLAIM DEED

Address New Owner: Catherine Clement 2206 18th Ave. S Nashville, TN 37202	Send Tax Bills to: New Owner	Tax Parcel ID No. 104-16-39

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles E. Clement and wife, Carolyn H. Clement** ("Grantors"), by these presents, do hereby quitclaim and convey unto **Catherine. Clement,** and her heirs, successors and assigns ("Grantee"), all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Being land in Davidson County, Tennessee, being the northerly 53 feet of the southerly 103 feet of the westerly 146 feet of Lot No. 43 of George W. Blair's Revised Plan of Belmont Heights, as of record in Book 332, page 177, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 53 feet on the easterly side of 18th Avenue, South, formerly Baxter or Mount Vernon Avenue, and runs back between parallel lines 146 feet to a dead line.

Being the same property conveyed to Charles E. Clement and wife, Carolyn H. Clement, by deed from Anna Mary Grupke, of record in Instrument No. 20040412-0040771, said Register's Office.

This is improved property, known as: **2206 18th Avenue South, Nashville, TN 37202**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

Witness our hands this the 3rd day of May, 2016, the bargaining parties, having caused our names to be signed hereto on said day and date.

GRANTORS:

Charles E. Clement

Carolyn H. Clement

STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles E. Clement and wife, Carolyn H. Clement**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2016.

Notary Public
My commission expires: 5/2/2019

JUDY C HOLLERS
NOTARY PUBLIC
Watauga County
North Carolina
My Commission Expires May 2, 2019