WARRANTY DEED

Karen Johnson Davidson County
Batch# 233292 DEEDWARR
05/22/2019 03:17:09 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20190522-0048599

A-MK-19-1207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wiser Development Group, LLC	**New Owner**	
(NAME)	(NAME)	**071-16-0-291.00**
323 McKennell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES HOWARD FITE, III, A SINGLE MAN AND AND BRIGETT ANITA FITE, A SINGLE WOMAN AND PAMELA YVETTE FITE, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WISER DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 384, all of Lot No. 385, and the southerly 10 feet of Lot No. 386 on the Plan of Oakwood Park of record in Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 50 feet on the easterly side of Montgomery Avenue, formerly Ninth Street and runs back between parallel lines 135.2 feet on the South line and 154.4 feet on the North line, to the right-of-way of the L. and N. Railroad on which it measures 53.55 feet.

Being the same property conveyed to Charles Howard Fite, III, and wife, Ernestine S. Fite by Cash Deed for Tennessee from Philip N. Brownstein of record in Book 3829, Page 47, Register's Office for Davidson County, Tennessee, dated October 26, 1964 and recorded on November 05, 1964.

Ernestine S. Fite having since died on May 13th, 2001 leaving Charles Howard Fite III as sole surviving tenant by the Entirety.

Charles Howard Fite III having since died on May 3rd, 2016 leaving Brigett Anita Fite, Pamela Yvette Fite and Charles Howard Fite IV as heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument No 20190522-0048598, Register's Office for Davidson County, Tennessee, and evidenced by Petition to Probate Intestate Estate in the Circuit Court for Davidson County Probate Division Case # 16P1656.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1207 Montgomery Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 20 DAY OF MAY, 2019.

Charles H. Fite IV
Charles Howard Fite, IV

Brigett Anita Fite by Pamela Yvette Fite as Attorney-in-Fact
Brigett Anita Fite by Pamela Yvette Fite as Attorney-in-Fact

Pamela Yvette Fite
Pamela Yvette Fite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES HOWARD FITE, IV, 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 and official seal, this the 20th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA YVETTE FITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIGETT ANITA FITE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIGETT ANITA FITE.

Witness my hand and official seal, this the 20th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA YVETTE FITE, 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 and official seal, this the 20th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212