BILL GARRETT, Davidson County
Trans:T20120097873 DEEDWARR
Recvd: 12/21/12 13:41 2 pgs
Fees:13.00 Taxes:780.70
20121221-0117948

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1452

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank Reid Shippen, and wife, Stephanie King Shippen,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Lehman, and wife, Amber Lehman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the map of W.D. Gale's Kirkwood Addition, as of record in Book 332, page 76, Register's Office for said County, to which said plan is hereby referenced for a more complete description thereof.

Being the same property conveyed to Frank Reid Shippen and wife, Stephanie King Shippen by deed from Frederick W. Von Collin and wife, Toni P. Von Collin and Heidi Hyatt, unmarried and Lynne L. Robertson unmarried, dated March 26, 1999, of record in Book 11414, page 506, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 915 Knox Avenue, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of December, 2012.

F. Reid Shippen
Frank Reid Shippen

Stephanie King Shippen
Stephanie King Shippen

State of Tennessee)
County of Davidson)

On this 18th day of December, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frank Reid Shippen and Stephanie King Shippen, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-14

NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 211,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of December, 2012.

Notary Public

My Commission Expires: 5/20/14

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Matthew Lehman 915 Knox Avenue Nashville, TN 37204	Owner	118-1-370