This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20140085935 DEEDWARR
Recvd: 11/14/14 09:07 3 pgs
Fees:17.00 Taxes:0.00
20141114-0105095

New Owner:	**Send Tax Bill:**	**Map/Parcel**
FRANK REID SHIPPEN, Trustee STEPHANIE KING SHIPPEN, Trustee SHIPPEN REVOCABLE LIVING TRUST dated October 7, 2014 913 Knox Ave. Nashville, TN 37204	PHH. P.O. Box 371458 PITTSBURG, PA 15250	118-1-371

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 30th day of October, 2014.

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

Notary Public

My Commission Expires: 05-03-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FRANK REID SHIPPEN, and wife, STEPHANIE KING SHIPPEN, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT** A, which is attached hereto and made a part hereof, to FRANK REID SHIPPEN and STEPHANIE KING SHIPPEN, TRUSTEES of the SHIPPEN REVOCABLE LIVING TRUST, dated October 23, 2014.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the status of tenants by the entireties of the property despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is

unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS OUR HAND this 28th day of October, 2014.

By: _____
FRANK REID SHIPPEN

_____
STEPHANIE KING SHIPPEN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK REID SHIPPEN and STEPHANIE KING SHIPPEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 28th day of October, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 2/28/2016

MERIDY H. KIZER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot Nos. 12 and 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.

Said Lot Nos. 12 and 13 fronts 50 feet each on the south side of Knox Avenue and runs back between parallel lines, 175 feet to an alley.

Included in this description but excluded from this conveyance is that portion of the above-described property identified as Lot No. 13 on the map of W.D. Gale's Kirkwood Addition, as of record in Book 332, page 76, Register's Office of Davidson County, Tennessee, which was previously conveyed to Matthew Lehman, and wife, Amber Lehman by Frank Reid Shippen and wife, Stephanie King Shippen, by Warranty Deed dated December 18, 2002, and recorded in Instrument Number 20121221-0117948, Register's Office for Davidson County, Tennessee.

All being the same property conveyed to Frank Reid Shippen and wife, Stephanie King Shippen, by Frederick W. Von Colln and wife, Toni P. Von Colln and Heidi Hyatt unmarried and Lynne L. Robertson, unmarried, by Warranty Deed of record in Deed Book 11414, page 506, Register's Office for Davidson County, Tennessee.