THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $152,000.00 Affiant Subscribed and sworn to before me, this _____ day of July, 2015. Notary Public My Commission Expires: _____

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

BILL GARRETT, Davidson County
Trans:T20150063704 DEEDWARR
Recvd: 08/03/15 14:22 2 pgs
Fees:13.00 Taxes:562.40
20150803-0076548

WARRANTY DEED

Address New Owner: Frank Reid Shippen and Stephanie Shippen PO Box 23108 Nashville, TN 37202	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-15-0-232.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **K & K LEASING,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FRANK REID SHIPPEN and STEPHANIE SHIPPEN, HUSBAND AND WIFE** ("Grantees"), thier successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee. being more particularly described as follows:

Being the southerly 33 feet of Lot No. 88 on the Plan of Isaac Paul's Elysian Grove Addition, of record in Plan Book 1, Page 134, Chancery Court at Nashville.

Said part of Lot No. 88 fronts 33 feet on the easterly side of 4th Avenue South, (formerly Cherry Street), and runs back between parallel lines 135 feet, more or less to an alley.

Being the same property conveyed to K & K LEASING, INC., A TENNESSEE CORPORATION, by deed from JACK D. WALTON, JR., A MARRIED PERSON, of record in Instrument No. 20070522-0060726, dated May 17, 2007, said Register's Office.

This is improved property commonly known as: **1014 4th Avenue South, Nashville, TN 37210**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of July, 2015.

K & K Leasing

By: WARREN RHOADES, SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **WARREN RHOADES** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **SECRETARY** of **K & K LEASING**, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Secretary.

Witness my hand and official seal at office this 31st day of July, 2015.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public
My Commission Expires: _____