WARRANTY DEED

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0501

B-RM-15-1308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

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)
Lauren L. Shipman	Same as New Owner	
(NAME)	(NAME)	**094-01-0-252.00**
1308 Lenore Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-3134		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FREEPORT INVESTMENTS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAUREN L. SHIPMAN, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs 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 Lot No. 67 on a Revision of a Part of Section One, Revised, Shelby Heights Subdivision of record in Plat Book 2854, Page 69, in the Register's Office for Davidson County, Tennessee. Said Lot No. 67 begins at a point in the Southerly margin of Lenore Street, the common front corner of Lots 67 and 68; thence it extends Southwardly 104.3 feet to the common rear corner of Lots 67 and 68; thence Westwardly 71.52 feet to an iron pin in the easterly margin of an alley; thence with said margin Northwardly 92.24 feet to a concrete monument which marks the beginning of a curve with a radius of 15.67 feet; thence with said curve to the North, then to the East 24.02 feet to a concrete monument in the Southerly margin of Lenore Street; thence with said margin, Eastwardly 40.51 feet to the beginning.

Being the same property conveyed to Freeport Investments, LLC by Quitclaim deed from Stacey Christensen, a married woman, Jane Clarke, a married woman and Andrew Melling, a married man of record in Instrument No. 20100105-0000644 Register's Office for Davidson County, Tennessee, dated December 4, 2009 and recorded on January 5, 2010.

This conveyance is subject to:
- Taxes for the year 2015 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 69, 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: **1308 Lenore Street , Nashville, Tennessee 37206-3134**.

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.

BILL GARRETT, Davidson County
Trans:T20150099800 DEEDWARR
Recvd: 11/24/15 09:59 2 pgs
Fees:13.00 Taxes:703.00
20151124-0118952

Witness my/our hand(s) this the 20th DAY OF NOVEMBER, 2015.

Freeport Investments, LLC

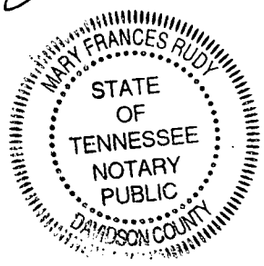
BY: _____
Stacey Melling
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACEY MELLING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of FREEPORT INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of November, 2015.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



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