This instrument prepared by:
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BILL GARRETT, Davidson County
Trans:T20160069034 DEEDWARRSP
Recvd: 08/09/16 15:25 4 pgs
Fees:23.00 Taxes:209.05
20160809-0082950

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Revocable Trust of A. Lamar Shipman	**Revocable Trust of A. Lamar Shipman**	**064 120A 922.00**
108 Crestview Drive	**108 Crestview Drive**	
Mount Juliet, TN 37122	**Mount Juliet, TN 37122**	

FOR AND IN CONSIDERATION of **$56,500.00 (Fifty Six Thousand Five Hundred Dollars and Zero Cents)**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Wells Fargo Bank, N.A.** have this day bargained and sold, and do hereby transfer and convey unto the said **Revocable Trust of A. Lamar Shipman**, the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, Tennessee as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit Number 922, of Fox Run Condominiums, Section 2, as of record in Book 5200, Page 148, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Commonly Known as: 922 Old Fountain Place, Hermitage, TN 37076-1362.

Tax Parcel NO: 064 120A 922.00

Being the same property conveyed to **Wells Fargo Bank, NA** by **Trustee's Deed** recorded on **5/13/2016** at **Instrument 20160513-0048167**, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that 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, except for those encumbrances set forth hereinafter.

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, claiming by, through or under the grantor.

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 21 **day of** June **, 2016** the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wells Fargo Bank, N.A.

Tonya Amerine 6/21/16

Tonya Amerine
Vice President Loan Documentation

State of Iowa

County Dallas

On this 21st day of June, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tonya Amerine, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Tonya Amerine acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Blake Billings (Signature) (Stamp or Seal)
Notary Public

BLAKE BILLINGS
Commission Number 793017
My Commission Expires
November 3, 2018

0373170786

(To be completed by the Grantee)

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is (Select **$56,500.00** or **$0.00** whichever is greater).

Affiant Melony Smith

State of Iowa

County Dallas

On this 29 day of July, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Melony Smith, to me personally known, who being by me duly sworn (or affirmed) did say that that person is N/A (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) N/A acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

(Signature) (Stamp or Seal)
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES