WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shannon Stoner	Shannon Stoner	064120A922.00CO
(NAME)	(NAME)	
922 Old Fountain Place	922 Old Fountain Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/06/17 16:04 3 pgs
Fees:18.00 Taxes:495.80
20170206-0012693

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brian L. Shipman, as Trustee of the Revocable Trust of A. Lamar Shipman dated December 6, 2011**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Shannon Stoner**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit Number 922, of Fox Run Condominiums, Section 2, of record in Book 5200, Page 148, Register's Office of Davidson County, Tennessee, as further established by Master Deed of record in Book 5535, Page 713, as amended in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Revocable Trust of A. Lamar Shipman by Special Warranty Deed from Wells Fargo Bank, N.A., dated June 21, 2016 and recorded August 9, 2016 of record in Instrument No. 20160809-0082950, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 5200, Page 148, in the Register's Office for Davidson County, Tennessee; (2) Master Deed recorded in Book 5535, Page 713 as corrected in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Bylaws of Fox Run Condominium recorded in Book 4956, Page 590, as amended in Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 and Instrument No. 20120620-0053936, in the Register's Office for Davidson County, Tennessee; and (4) Charter of Fox Run condominium Homeowners' Association recorded as Book 5208, Page 188 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 922 Old Fountain Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 25th day of January, 2017.

Brian L. Shipman Trustee

Brian L. Shipman, Trustee of the Revocable Trust
of A. Lamar Shipman, dated December 6, 2011

State of Tennessee
County of Wilson

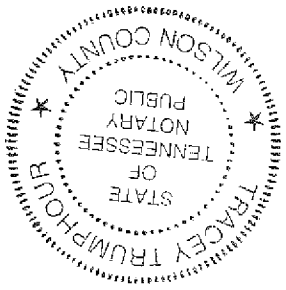
~~Trustee~~ A Trustee

Personally appeared before me Brian L. Shipman ~~XXXXXXXXXXXXXXXXXXXXXXXXXX~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of January, 2017.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

