BILL GARRETT, Davidson County
Trans:T20090035396 DEEDWARR
Recvd: 05/29/09 11:08 2 pgs
Fees:13.00 Taxes:314.50

20090529-0049408

| Prepared By: | Property Address: | Return To: | Taxes to be Paid by: * New Owner: |
|---|---|---|---|
| BROCK & SCOTT, PLLC<br>154 Charlois Boulevard<br>Winston-Salem, NC<br>27103 | 5012 Singing Hills Drive<br>Antioch, TN 37013 | Gail J. Roach<br>5012 Singing Hills Drive<br>Antioch, TN 37013 | Gail J. Roach<br>5012 Singing Hills Drive<br>Antioch, TN 37013<br><br>Tax Parcel ID #: |
| Grantor(s):<br><br>Bank of West<br><br>(All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, feminine, and neuter as in each case required by context.) | | Grantee(s):<br><br>Gail J. Roach,<br><br>to hold as<br><br>Fee Simple | |

* Wells Fargo Bank, N.A
175 Sully's Trail
Suite #201
Pittsford, NY 14534

**TENNESSEE SPECIAL WARRANTY DEED**

**WITNESSETH:** That the aforesaid Grantor, for a good and valuable consideration to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of Tennessee, and being hereinafter described as follows:

LOT NUMBER 212 ON THE PLAN OF HICKORY WOODS ESTATES, SECTION "C" OF RECORD IN PLAT BOOK 6900, AT PAGES 884 THROUGH 886, REGISTER'S OFFICE FRO DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION .

**TO HAVE AND TO HOLD** the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

**AND THE GRANTOR** does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

**THE AFORESAID** grant of title is subject to the following exceptions:

1. 2007 and subsequent years property taxes
2. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

**THE GRANTOR** acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds at Book 20081105, Page 0110157.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 16 day of

April, 2009.

Bank of West John A. Matuszeski (Printed Name)

Vice President (Title)

BANK OF THE WEST CORPORATED DEC. 20, 1978 CALIFORNIA

STATE OF ~~TENNESSEE~~ NE }
} ss.
COUNTY OF ~~DAVIDSON~~ DOUGLAS }

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared John A. Matuszeski (officer), 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 Vice Pres. (title) (or other officer authorized to execute the instrument ) of Bank of West, the within named bargainor, a corporation, and that such V.P. (title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____(title)

Witness my hand and seal of office this the 16 day of April, 2009.

MARGARET NOWACZYK
General Notary
State of Nebraska
My Commission Expires Jul 30, 2011

Notary-Public

My Commission Expires: 7/30/11

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is ~~$84,500~~ $85,000.00

Affiant

STATE OF ~~TENNESSEE~~ North Carolina
} ss.
COUNTY OF ~~DAVIDSON~~ Mecklenburg

Sworn to and Subscribed before me this 22 day of May, 2009.

MELISSA BITTER-FRANCIS
Notary Public
Mecklenburg County
My Commission expires
10/31/2012
NORTH CAROLINA

Notary-Public

My Commission Expires: 10/31/2012

09-06931