BILL GARRETT, Davidson County
Trans:T20130021373 DEEDWARRSP
Recvd: 03/15/13 10:37 5 pgs
Fees:28.00 Taxes:453.25
20130315-0025962

Commitment Number: 3006231
Seller's Loan Number: 0408406999

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
ServiceLink
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
Daniel Gingerich
7172 LEGACY DR
ANTIOCH TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
182060A09600CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 18th of February, 2013, by **Wells Fargo Bank, NA** whose mailing address is **8480 Stagecoach Circle, Frederick, MD 21701**, hereinafter grantor, and party of the first part, for **$122,500.00 (One Hundred and Twenty Two Thousand Five Hundred Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **Daniel Gingerich**, hereinafter grantee, party of the second part, whose tax mailing address is 7172 LEGACY DR, ANTIOCH TN 37013, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$122,500.00 (One Hundred and Twenty Two Thousand Five Hundred Dollars and no Cents)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**.

Said property is commonly known as: 7172 LEGACY DR, ANTIOCH TN 37013

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Executed by the undersigned on February 18, 2013:

Wells Fargo Bank, NA

By: _____

Print Name: Jennifer Lynn Presley

Vice President Loan Documentation

Its: _____

State of Maryland
County of Frederick

On this 18 *day of* February, 2013, *before me, the undersigned officer, personally appeared* Jennifer Lynn Presley, *who acknowledged himself/herself/themselves to be the* VP Loan Documentation *of Wells Fargo Bank, N.A., a corporation, and that he/she/they, as such* VP Loan Documentation, *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as* VP Loan Documentation.

In witness whereof I hereunto set my hand and official seal.

_____
Notary Public
My Commission expires _____

BRENDA C. MYERS
Notary Public
Frederick County
Maryland
My Commission Expires Dec 30, 2013

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Maryland
County of Frederick

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 122,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18 day of February, 2013.

Affiant

Print Name

(Seal)

Notary Public

My commission expires:

BRENDA C. MYERS
Notary Public
Frederick County
Maryland
My Commission Expires Dec 30, 2013

Print Name

CTIC# _____

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING LOT 96, SECTION ONE, OLD HICKORY HILLS, OF RECORD IN INSTRUMENT: #20011023-0115382, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS CONVEYED FROM ARNOLD M. WEISS, TRUSTEE TO WELLS FARGO BANK, N.A., AS DESCRIBED IN INSTRUMENT NO. 20120601-0047749, RECORDED 06/01/2012 IN DAVIDSON COUNTY RECORDS.