G#25575-2 BOX #14

ADDRESS NEW OWNER:
Sarah B. Wilder

1110 Massman Drive
Nashville, TN 37217

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

BILL GARRETT, Davidson County
Trans:T20130104586 DEEDWARR
Recvd: 12/16/13 11:55 2 pgs
Fees:13.00 Taxes:473.60
20131216-0126787

MAP & PARCEL NOS.:
10709002700

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Daniel A. Gingerich, a married man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sarah B. Wilder, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 38 on the Plan of PATRICIA HEIGHTS, SECTION I, of record in Book 2331, Pages 130 and 131, as amended in Book 2646, Page 309, both in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Beginning at a point in the northerly margin of Massman Drive at the corner of Lots 38 and 39; thence northwardly with the line between said lots, 112 feet to a point in the southerly line of Lot 98; thence with the line between Lots 38 and 98 eastwardly 116.1 feet to a point in the westerly margin of Patricia Drive; thence with the margin of the same southwardly 122 feet to a point the beginning of a curve; thence around said curve southwestwardly 39.3 feet to a point in the northerly margin of Massman Drive; thence with the margin of the same westwardly 100 feet to the beginning.

Being the same property conveyed to Daniel A. Gingerich, single man, from Marie M. Wright, unmarried, by Warranty Deed recorded on January 27, 2012, in Instrument No. 20120127-0007971, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1110 Massman Drive, Nashville, TN 37217.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2331, Page 130-131; amended in Book 2646, Page 309, Register's Office for Davidson County, Tennessee; and (3) Restrictions in Book 2542, Page 519; Book 6045, Page 421; Book 6067, Page 762; and Book 6887, Page 605, said Register's Office.

Sahel Gingerich, spouse of Daniel A. Gingerich, hereby joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of December, 2013.

Daniel A. Gingerich

Sahel Gingerich

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Daniel A. Gingerich and wife, Sahel Gingerich,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **13th** day of **December 2013.**

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR 7, 2017

Notary Public
My Commission Expires:

File No. 1312-266

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $128,000.00.

Affiant

Subscribed and sworn before me this 13th day of December, 2013.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR 7, 2017

Notary Public
My Commission Expires: