This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-9705

BILL GARRETT, Davidson County
Trans:T20110070734 DEEDWARRSP
Recvd: 11/09/11 10:05 2 pgs
Fees:13.00 Taxes:502.69
20111109-0087578

STATE OF Tennessee)
COUNTY OF Williamson)
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 $135,862.50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 8th day of November, 2011.

Notary Public
My Commission Expires: 10-20-2012
(Seal)

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Tim Witmer and Lee Anne Witmer 3876 Cantarutti Road Joelton, TN 37080	Wells Fargo Home Mortgage 2701 Wells Fargo Way Minneapolis, MN 55467	029-183.00

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20090520-0046582, in the Register's Office of Davidson County, Tennessee, 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 legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Tim Witmer and Lee Anne Witmer, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot number 5 of Tract number 3 on a survey by Hickerson and Miller, Engineers and Surveyors, August 12, 1959, described according to said survey as follows: Beginning at an iron pin on the northerly margin of Cantarutti Road South 55 degrees West 84.4 feet from an iron pin in the northerly boundary line of the property conveyed to Reau E. Folk, Jr., Trustee, by deed from Kenneth Rottaro and wife, of record in Book 2809, Page 383, Register's Office for said County; thence with the westerly line of a reserved tract on said survey North 23 degrees 30 minutes West 55.6 feet to an iron pin in the southerly boundary line of the property conveyed to Andrew J. Graves by deed from Charles A. Graves and wife, of record in Book 353, Page 226, said Register's Office; thence with said Graves southerly line North 88 degrees West 270 feet to an iron pin; thence South 18 degrees 15 minutes East 176.9 feet to the northerly margin of Cantarutti Road; thence with the same North 65 degrees 30 minutes East 261.2 feet to the beginning, containing 0.7 of an acre, more or less.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on February 16, 2011, as Instrument No. 20110216-0013080, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3876 Cantarutti Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 1st day of August, 2011.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

BY: _____
Holly M. Bishop, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Holly M. Bishop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an Attorney of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 1st day of August, 2011.

_____
Notary Public

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My commission expires:

10-31-2011
(Seal)