Record and return to:
Faith Title & Escrow, Inc.
2823 Hwy 31 W; Suite 450
White House, TN 37188

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-10143
A1118GJ

BILL GARRETT, Davidson County
Trans: T20120012364 DEEDWARRSP
Recvd: 02/21/12 09:43 2 pgs
Fees: 13.00 Taxes: 390.35
20120221-0014569

STATE OF Tennessee
COUNTY OF Robertson
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 $ 105,500.00, 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 17th day of February, 2012.

Notary Public
My Commission Expires: 10/21/13
(Seal)

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Allison Williams and Ruth Williams 735 Tulip Grove Road Unit 227 Hermitage, TN 37076	New Owner	075 12 0F 069.00

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 Number 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 Allison Williams* and Ruth Williams, **Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 69, Unit Number 227, on the Plan of Tulip Cove Townhomes, shown as Exhibit B, in Instrument Number 20050525-0059119, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on September 21, 2011, as Instrument No. 20110921-0073217, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 735 Tulip Grove Road 227, Hermitage, TN 37076

Allison Williams being one and the same person as Allison Paige Williams. Ruth Williams being one and the same person as Ruth N. Williams.

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 her 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.

*An Unmarried Woman **A Married Woman, as Tenants in Common with rights of survivorship.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 11 day of January 2012.

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

BY: H. Strawn
Holly M. Strawn, Attorney

Certificate of Acknowledgment

State of Tennessee
)ss.
County of Williamson

Personally appeared before me, the undersigned Notary Public, Holly M. Strawn, 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 a 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 11 day of January 2012.

Notary Public

My commission expires:

9-27-2015
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY