This instrument was prepared by and ~~return to~~:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-10692

STATE OF TN)
COUNTY OF Davidson)
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 $ 120,000.00, 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

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 2nd day of February, 2012

Notary Public
My Commission Expires: 5-4-15
(Seal)

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Lisa Guglielmo 8043 Bienville Drive Z1 Nashville, TN 37211	New Owner	172 120D 521.00

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 Lisa Guglielmo, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit Number Z-1 as shown on Exhibit A of the Second Instrument of Correction of record as Instrument No. 20060309-0027423, in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060120-0007914, and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Registers Office. Also being a part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on December 14, 2011, as Instrument No. 20111214-0097144, Register's Office for Davidson County, Tennessee.

Commonly known as: 8043 Bienville Drive #Z1, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20120018597 DEEDWARRSP
Recvd: 03/14/12 10:38 2 pgs
Fees:13.00 Taxes:444.00
20120314-0021878

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.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 13th day of February, 2012.

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. 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 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 13th day of February, 2012.

_____
Notary Public

My commission expires:

3/3/15
(Seal)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY