This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-13088

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 $184,500.00, 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 29th day of March, 2013.

Notary Public
My Commission Expires: 5-23-2016
(Seal)

BILL GARRETT, Davidson County
Trans:T20130025829 DEEDWARRSP
Recvd: 04/01/13 12:18 2 pgs
Fees:13.00 Taxes:682.65
20130401-0031412

MICHELLE LEE SUMMAR NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Nichole M. Melton Mitchell 221 Took Drive Antioch, TN 37013	Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55467	163 02 0B 024.00

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 Nichole M. Melton Mitchell, a married person, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot Number 63 on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands PUD, as shown by plat appearing of record in Instrument Number 20050706-0077601, as corrected by Surveyor's Certificate of Correction as of record in Instrument Number 20050725-0086047 and Instrument Number 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat as of record in Instrument Number 20050923-0114416, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on November 16, 2012, as Instrument Number 20121116-0106075, Register's Office for Davidson County, Tennessee.

Commonly known as: 221 Took Drive, Antioch, TN 37013

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 22nd day of February, 2013.

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

BY: _____
Michael G. Clifford, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael G. Clifford, 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 22nd day of February, 2013.

HEATHER L. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My commission expires:

9-27-2015

(Seal)