This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1447

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 $81,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James R. Thompson
Grantee or Agent of Grantee

Subscribed and sworn to before me this 9th day of April, 2013.

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

MICHELLE LEE SUMNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Gabriele Hayes 1812 Winter Place Nashville, TN 37207	Acopia LLC 306 Northcreek Blvd 100 Goodlettsville, TN 37072	032 13 0 103.00

BILL GARRETT, Davidson County
Trans:T20130029510 DEEDWARRSP
Recvd: 04/11/13 09:45 2 pgs
Fees:13.00 Taxes:299.70
20130411-0035811

SPECIAL WARRANTY DEED
(Corporation)

CitiMortgage, Inc., Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20061004-0122951, 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 Gabriele Hayes, an unmarried woman, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot Number 96 on the plan of Timbertrail, Section 7, of record in Book 6900, Page 664, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Commonly known as: 1812 Winter Place, Nashville, TN 37207

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 8 **day of** March **2013.**

CitiMortgage, Inc., by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

BY: _____

ITS: Charlotte Elliott

Certificate of Acknowledgment

State of Texas

County of Dallas **)ss.**

Personally appeared before me, the undersigned Notary Public, Charlotte Elliott**, 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 the** VP. **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 8 **day of** March **2013.**

Notary Public

My commission expires:

_____

(Seal)

NICOLE DALRYMPLE-HALL
Notary Public, State of Texas
My Commission Expires
January 26, 2016

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney In fact and/or agent