BILL GARRETT, Davidson County
Trans:T20100074532 DEEDWARR
Recvd: 11/24/10 10:45 2 pgs
Fees:13.00 Taxes:307.10
20101124-0094140

CASH DEED FOR TENNESSEE

FHA Case No. 483-361258

This instrument was prepared by the **Department of Housing and Urban Development**
Return to: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

This Indenture, made and entered into this **27th day of October, 2010**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Jennifer Kaye Kitchen** , Unmarried her heirs and assigns, party(ies) of the second part,

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the **County Davidson**, State of Tennessee, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LANDIN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1623 IN THE COTTAGES AT WILLIAMS BEND, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, LOCATED ON LINCOYA BAY DRIVE, NASHVILLE, DAVIDSON COUNTY, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS AND BY-LAWS FOR THE COTTAGES AT WILLIAMS BEND, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20040628-0076712 AND SUPPLEMENTARY DECLARATIONS OF RECORD IN INSTRUMENT NO. 20041028-0129585 AND IN INSTRUMENT NO. 20050923-0114373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS, AND TENANTS OF THE COTTAGES AT WILLIAMS BEND, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "C" OF THE SUPPLEMENTARY DECLARATIONS APPEARING IN INSTRUMENT NO. 20050923-0114373, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

Property Address:	1623 Lincoya Bay Dr Nashville, TN 37214
Owner's Name:	**Jennifer Kaye Kitchen**
Owner's Address:	441 Moss Trail Goodlettsville, TN 37072
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	109050D07600CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 27, 2010

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated **June 9, 2010**, and recorded at **Instrument No. 20100702-0052197 and 20100721-0057059** in the Register's Office of **Davidson County**, Tennessee.

To Have and to Hold the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, her heirs and assigns in fee simple forever.

Said Conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **Subject** to any state of facts which an accurate survey of said property would show.

And the Said party of the first part does hereby covenant with the said party(ies) of the second part that he is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him but no further or otherwise.

In Witness Whereof the undersigned has set her hand and seal as a principal and/or officer of Pyramid Real Estate Services, LLC, Management and Marketing contractor of the U. S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43, 171 (July 26, 2005).

Signed, sealed and delivered in the presence of:

The Secretary of Housing and Urban Development of Washington, D.C., and/or her successors and/or assigns

By: _____

Authorized Signatory
Nashville, Tennessee

State of Tennessee
County of Davidson

On the 25th day of October, 2010 before me the undersigned Notary Public of the State and County aforesaid, appeared Laura Albesca with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath , acknowledged herself to be a authorized signatory of Pyramid Real Estate Services, LLC said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainor, and that she as such authorized signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as an authorized signatory.

My Commission Expires: 11/7/12

Notary Public

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$83,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of October, 2010.

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

My Commission Expires:

(Seal)
Notary Public