03

Realty Title

CASH DEED FOR TENNESSEE

FHA Case No. 483-300280

Prepared by & Return to: Fearnley & Califf, PLLC - Nashville
25 Century Blvd, Suite 212
Nashville, TN 37214

This Indenture, made and entered into this **10th day of July, 2012,** by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Constantin Gheorghe** and **Elisabeta Gabriela Gheorghe** , as husband and wife their 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:

See Attached Exhibit A:

Property Address: 579 Lockwood Drive
Nashville, TN 37214

Owner's Name: **Constantin Gheorghe**
Elisabeta Gabriela Gheorghe

Owner's Address: 1654 Preston Pl.

Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120051542 DEEDWARR
Recvd: 07/13/12 08:27 3 pgs
Fees:18.00 Taxes:247.90
20120713-0061473

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 10704001900
THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 10, 2012

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 August 3, 2011, and recorded at Instrument No. 20120510-0040430 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, their 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 he/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 his/her hand and seal as a principal and/or officer of Ofori & Associates, PC, Asset Manager 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 his/her successors and/or assigns
By: Ofori & Associates, PC

By: _____
Authorized Signatory

State of GA
County of Fulton

On the 6 day of July, 2012, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wachell
with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath , acknowledged himself/herself to be a authorized signatory of Ofori & Associates, PC, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainor, and that he/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 himself/herself as an authorized signatory.

My Commission Expires: 11/8/14

_____
Notary Public

KATINA W PERRY NOTARY PUBLIC PAULDING CO., GEORGIA MY COMMISSION EXPIRES NOV. 8 2014

State of Tennessee
County of Davidson

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 **$67,000.00**, 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 10 day of July, 2012.

My Commission Expires: 11-4-13

_____
(Seal)
Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY

EXHIBIT A

Situated in Davidson County, State of Tennessee, and being further described as:

Land in Davidson County, Tennessee, being Lot 36 on the Plan of Larkwood as of record in Book 2900, Page 144, Register's Office for said County.

Said Lot No. 36 fronts 165 feet on the easterly side of Lockwood Drive and extends back 388.57 feet on the Northerly Line and 365.43 feet on the Southerly line, which is a broken line, to a dead line in the rear, measuring 62 feet thereon.

Subject to a ten foot easement for public utilities and drainage along Southerly and rear lines (erroneously referred to as rea lilnes in Deed of Trust of record in Instrument number 20011019-0114185) of premises, 30 foot building setback line from Lockwood Drive, and conditions of Owners Certificate as shown on Plan of Record in Book 2900, Page 144, of the Register's Office for Davidson County, Tennessee.

Restrictive Covenants as of record in Book 3186, Page 181 of the aforesaid Register's Office.

Subject to all covenants, conditions, restrictions, easements, right of ways, and plat matters of record.