BILL GARRETT, Davidson County
Trans:T20130057321 DEEDWARR
Recvd: 07/05/13 10:35 2 pgs
Fees:13.00 Taxes:77.70
20130705-0069623

CASH DEED FOR TENNESSEE

FHA Case No. 483-256397

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

This Indenture, made and entered into this 3rd day of July, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Justin Lee Croft and Jennifer Ann Drake-Croft , 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:

BEING LOT NO. 44 ON THE PLAN OF THE SUBDIVISION OF THE JANE WATKINS TRACT AS OF RECORD IN PLAN BOOK 2, PAGE 108, CHANCERY COURT OF NASHVILLE. SAID LOT NO. 44 FRONTS 52 FEET ON THE EASTERLY SIDE OF WHITNEY AVENUE AND RUNS BACK 155 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 150 FEET ON THE SOUTHERLY LINE TO AN ALLEY, MEASURING 80 FEET, MORE OR LESS, THEREON.

Property Address: 2124 Whitney Ave.
Nashville, TN 37210

Owner's Name: Justin Lee Croft
Jennifer Ann Drake-Croft
Owner's Address: 332 Vivelle Ave. Apt A

Nashville, TN 37210

Mail Tax Bill to: Owner ~~at Property Address~~
332 Vivelle Ave., Apt. A, Nashville, TN 37210
Parcel No.: 10613002300
THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 3, 2013

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 January 31, 2013, and recorded at Instrument No. 20130412-0036361 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, his/her/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 PEMCO Limited, 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: PEMCO Limited

By: _____
Authorized Signatory

State of Georgia
County of

On the 28 day of June, 2013, before me the undersigned Notary Public of the State and County aforesaid, appeared _____ 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 PEMCO Limited, 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: 2/7/2015

_____
Notary Public

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

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 $21,000.00, 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 3rd day of July, 2013.

My Commission Expires: 6-13-2017

_____
(Seal)
Notary Public

S. J. BEAUBOUEF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY