BILL GARRETT, Davidson County
Trans:T20130059013 DEEDWARR
Recvd: 07/11/13 10:27 3 pgs
Fees:18.00 Taxes:181.30
20130711-0071689

CASH DEED FOR TENNESSEE

FHA Case No. 483-317407-1

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

This Indenture, made and entered into this 6th day of June, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Miranda Salisbury, Jason Vandermark and Elizabeth Fulghum, 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: 600 Poplar Place
Nashville, TN 37216

Owner's Name: Miranda Salisbury
Jason Vandermark
Elizabeth Fulghum

Owner's Address: 714 Due West Ave. #E65

Madison, TN 37115

Mail Tax Bill to: Owner at Property Address

Parcel No.: 061050A07000CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 6, 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 December 18, 2012, and recorded at Instrument No. 20130109-0002914 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 Fulton

On the 30 day of May, 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 $49,000.00, 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 4th day of June, 2013.

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

_____
(Seal)
Notary Public

Agent's File No.: **ST2013-0912**

EXHIBIT A

BEING LOT NO. 96 AS CREATED AND ESTABLISHED BY THE MASTER DEED AND BYLAWS FOR POPLAR GLEN, OF RECORD IN BOOK 7534, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY AMENDMENT OF RECORD IN BOOK 7548, PACE 612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS SHOWN AND DESCRIBED ON THE PLAN FOR POPLAR GLEN, PHASE III, OF RECORD IN BOOK 6900, PAGE 826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID LOT AS SET FORTH IN SAID MASTER DEED AND BYLAWS, AS MAY BE FROM TIME TO TIME AMENDED AS PROVIDED THEREIN.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY WARRANTY DEED FROM TENNESSEE HOUSING DEVELOPMENT AGENCY DATED 12/18/2012 RECORDED ON 01/09/2013 IN INSTRUMENT NO. 20130109-0002914 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO TENNESSEE HOUSING DEVELOPMENT AGENCY BY SUBSTITUTE TRUSTEE'S DEED FROM J. PHILLIP JONES, SUBSTITUTE TRUSTEE DATED 09/28/2012 RECORDED ON 10/19/2012 IN INSTRUMENT NO. 20121019-0096049 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO MELANIE S. CHUMNEY BY WARRANTY DEED FROM GWANYCA L. VADEN UNMARRIED DATED 10/25/2002 RECORDED ON 11/01/2002 IN INSTRUMENT NO. 20021101-0134178 SAID REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to MIRANDA SUE SALISBURY and JASON VANDERMARK and ELIZABETH FULGHUM, TENANTS IN COMMON from SECRETARY OF HOUSING AND URBAN DEVELOPMENT by Warranty Deed dated 06/06/13 and recorded on _____ in Instrument #_____ _____, Book _____, Page _____, in the Register's Office of DAVIDSON County, Tennessee.