CASH DEED FOR TENNESSEE

FHA Case No. 483-281943

Prepared by & Return to: Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P13-7453-BW

This Indenture, made and entered into this 16th day of October, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and **BELAL SIDIQYAR**, 7439 Highway 70 South #236, Nashville, TN 37221, his heirs and assigns, party 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 of the second part, the following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF.

Property Address: 810 Bellevue Road #167, Nashville, TN 37221

Being the same property acquired by The Secretary of Housing and Urban Development, 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 Trustee's Deed dated June 24, 2013, and recorded at Instrument No. 20130731-0079711, in the Register's Office 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 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 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. 4837-D-57 (July 25, 2005).

Signed, sealed and delivered in the presence of:

U. Jefferson
Ursula Jefferson

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: **PEMCO Limited**

By: _____

Its: Authorized Signatory

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20130092055 DEEDWARR
Recvd: 10/28/13 09:33 3 pgs
Fees:18.00 Taxes:196.47

20131028-0111660

State of **Georgia**
County of **Fulton**

On the 16 day of October, 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 an 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 company by himself/herself as an authorized signatory and for said company on behalf of the **Secretary of Housing and Urban Development**.

My Commission Expires: 2/7/2016

Notary Public

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

State of **Tennessee**
County of **Williamson**

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 **$53,100.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Belal Sidiqyar
Affiant

Subscribed and sworn to before me this 23 day of October, 2013.

My Commission Expires: 10/18/16

Notary Public (Seal)

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner's Name:
Belal Sidiqyar

Owner's Address:
7439 Highway 70 South, #236
Nashville, TN 37221

Mail Tax Bill to:
Same

Map & Parcel No.: 142060A16700CO

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit Number 167, Building 18, and Garage Number 167G and the Southerly half of 170G said garages having previously been referred to by their on site designation rather than by the plat designation as shown here on the Plan of "Peppertree" Creekside Meadows Condominiums, a horizontal property regime established by Master Deed of record in Book 4834, Page 257, as amended in Book 4984, Page 174; Book 5945, Page 800; Book 5086, Page 80; and Book 5259, Page 5, the plat of which is of record in Plat Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.