RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20130102491 DEEDWARR
Recvd: 12/06/13 10:09 2 pgs
Fees:13.00 Taxes:179.45
20131206-0124292

CASH DEED FOR TENNESSEE

FHA Case No. 483-339550

Prepared By & Return To: Deanie L. Gregory, Attorney at Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

This indenture, made and entered into this 5th day of December, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Emerald Creek Properties, party(ies) of the second party.

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 of Davidson, State of Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Tract No. 5 on the Plan of Life and Casualty Co.'s Subdivision, not of record, described according to a survey by T.R. Sanford, dated 9/19/50 and John Kohl, dated 3/17/66.

Beginning at a point in the center line of Pitts Avenue, formerly Old Hadley Bend Road, at Old Hopewell Road, at the corner of Tracts 5 and 6, being the Northwesterly corner of Tract 6, conveyed to W.R. Kimbrough and wife, by deed of record in Book 965, Page 180, Register's Officer for Davidson County, Tennessee; thence along Kimbrough's Westerly line, South 8 degrees West 322.0 feet to York's Northeasterly corner; thence westerly 93.6 feet to a point; thence Northerly 325.5 feet, more or less, to the center line of said Pitts Ave., thence with the center line of said avenue, south 65 degrees East 100 feet to the point of beginning.

Property Address: **312 Pitts Avenue**
Old Hickory, TN 37138

Owner's Name: **Emerald Creek Properties**

Owner's Address: **P O Box 1489**
Goodlettsville, TN 37070-1489

Mail Tax Bill To: **Same as New Owner**

Parcel No. **05316009300**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 5, 2013

Being the same property acquired by the party of the first part pursuant to the provision 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 27, 2013, and recorded in Instrument No. 20130725-0077338, in the Register's Office for 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 convenant with the said party(ies) of the second part that he is lawfully seized in fee of the afore described 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 not 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. 4837-D-57 (July 25, 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: Jennifer Lee
Its: Authorized Signatory
[illegible]'s Designated Agent

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

On the 21 day of Nov, 2013, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee 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 professional corporation by himself/herself as an authorized signatory and for said professional corporation on behalf of the **Secretary of Housing and Urban Development.**

My Commission Expires: 11-13-15

Jodi M. Broussard
Notary Public

OFFICIAL SEAL
JODI M. BROUSSARD
Notary Public, Georgia
COBB COUNTY
My Commission Expires
NOVEMBER 13, 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 **$48,500.00**, 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 5th day of December 2013.

My Commission Expires: 1-9-16

Sandy Balent (Seal)
Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY