CASH DEED FOR TENNESSEE

FHA Case No. 483-359650

BILL GARRETT, Davidson County
Trans:T20140001571 DEEDWARR
Recvd: 01/08/14 11:37 2 pgs
Fees:13.00 Taxes:279.72
20140108-0002051

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR. SUITE 120
NASHVILLE, TN 37220
File No ST2013-2617

This Indenture, made and entered into this 3RD day of January, 2014, 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 **KAMBRIA T. SCHUMACHER, PO BOX 188 CRAWFORDSVILLE OR 97336 ZIP** his/her/their/its 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 of DAVIDSON, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being the rear 160 feet of Lot No. 52, on the Plan of Goodletsville Heights, Section IV, as shown on plat of record in Plat Book 2133, Page 43 and 44 and Book 4595, Page 158 in the Registers Office for Davidson County, Tennessee, and being more particularly, described as follows: Said rear portion of Lot No. 52 fronts 160 feet on the Southwesterly margin of Draper Circle and runs back between lines 105 feet on the Southeasterly line and 114.8 feet on the Northwesterly line to a dead line in the rear on Lot No. 51, upon which it measures 160.5 feet thereon.

Tract II

A strip of land approximately 13 feet in width and 160.5 feet in the length being a part of the Northeasterly section of Lot 51 on the original plan of Goodletsville Heights Subdivision, Section IV, of record in Plat Book 2133, Page 43, Registers Office for Davidson County, Tennessee, and more specifically described according to a survey dated May 1, 1979, by Donald R. Carver, Surveyor, No. 271, as follows:
Beginning at a point being the northeasterly corner of Lot 51 and the Southeasterly corner of Lot 52-B; thence South 44 West 13 feet to a point; thence North 48 deg. 30 West, 160.5 feet to a point; thence North 44 deg. East 13 feet to a point, a common corner with Lots 52-A and 52-B; thence following the common line between Lot 52-B and 51, South 48 deg. 30 East 160.5 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY, DEPARTMENT OF HOUSING & URBAN DEVELOPMENT OF WASHINGTON, D.C., BY SUBSTITUTE TRUSTEE'S DEED FROM MCC TN. LLC AS SUBSTITUTE TRUSTEE, DATED 01/14/2013 AND RECORDED ON 06/10/2013 IN INSTRUMENT NUMBER 20130610-0058535 SAID REGISTER'S OFFICE FOR SAID COUNTY.

Property Address: 299 DRAPER CIRCLE, GOODLETTSVILLE TN 37072

Owner's Name: KAMBRIA T. SCHUMACHER

Owner's Address: PO BOX 188, CRAWFORDSVILLE OR 37072

Mail Tax Bill to: NEW OWNER, SAME AS ABOVE

Parcel No.: 02516008000

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 01-03-2014

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 Substitute Trustee'sDeed dated 1-14-2013, and recorded at Instrument No. 20130610-0058535 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. 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** and Associates, PC

By: _____

Its: Authorized Signatory

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

On the 31 day of December, 2013 before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade II 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** 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**. * And Associates, PC

My Commission Expires: 3/14/17

TERRI V JAMES NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES MAR 14 2017

_____ Notary Public

State of **Tennessee**
County of Sumner

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 **$75,600.00**, 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 3 day of January 2014.

My Commission Expires: 8/23/16

_____
Notary Public

LINDSEY G. BOSWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. (Seal)