CASH DEED FOR TENNESSEE

FHA Case No. 483-475329

BILL GARRETT, Davidson County
Trans:T20140004141 DEEDWARR
Recvd: 01/21/14 08:32 2 pgs
Fees:13.00 Taxes:296.00
20140121-0005111

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR. SUITE 120
NASHVILLE, TN 37220
File No ST2013-2620

This Indenture, made and entered into this 30TH day of DECEMBER , 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 **FERMIN CARAPIA ROSAS, 3104 CLARKSVILLE PIKE #30, NASHVILLE TN 37218** 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:

BEING LOT NO.1, ON THE PLAN OF CURTIS HILL SUBDIVISION, OF RECORD IN INSTRUMENT 20060802-0094058, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBLIN TN, PLLC, SUBSTITUTE TRUSTEE, DATED 05/31/2013 AND RECORDED ON 07/12/2013 IN INSTRUMENT NUMBER 20130712-0072254, SAID REIGSTER'S OFFICE FOR SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED TO GERALDINE WILSON MURPHY, AN UNMARRIED PERSON, BY WARRANTY DEED FROM THE HOUSING FUND F/K/A THE NASHVILLE HOUSING FUND, INC., DATED 04/30/2008 AND RECORDED ON 05/06/2008 IN INSTRUMENT NUMBER 20080506-0046671, SAID REGISTER'S OFFICE FOR SAID COUNTY.

Property Address: 3301 CURTIS HILL COURT, NASHVILLE TN 37218

Owner's Name: FERMIN CARAPIA ROSAS

Owner's Address: 3301 CURTIS HILL COURT, NASHVILLE TN 37218

Mail Tax Bill to: NEW OWNER, SAME AS ABOVE

Parcel No.: 070090A00100CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: ~~12-30-13~~ 1-15-13

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 5/31/2013, and recorded at Instrument No 20130712-0072254 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:

Suki Williams

Suki Williams

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

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

On the 9 day of January, 2013, before me the undersigned Notary Public of the State and County aforesaid, appeared Austin Terrino 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 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 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 **$80,000.00**, 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 15 day of ~~December~~ January, 2013.

My Commission Expires: 8/23/14

Notary Public

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