BILL GARRETT, Davidson County
Trans:T20140007958 DEEDWARR
Recvd: 02/04/14 10:11 2 pgs
Fees:13.00 Taxes:274.37
20140204-0009720

CASH DEED FOR TENNESSEE

FHA Case No. 483-420399

Prepared by & Return to: HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John Rice Blvd, Ste C
Murfreesboro, TN 37129
2014-0011

This Indenture, made and entered into this 31 day of January, 2014, by and between Shaun Donovan, Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and **Nashwa Eid, married,** 1201 Concord Hunt, Brentwood, TN, 37027, 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 of Davidson, State of Tennessee, to wit:

BEING all of Building Number 4-D, a Horizontal Property Regime, Phase I, Villas at Belle Parke, Bell Road, according to plat and survey of same appearing of record in Instrument Number 20020913-0111601, and Instrument Number 20020722-0087814, and as defined in the Master Deed of record in Instrument Number 20020911-0110959 as amended in Instrument Number 20021025-0130922, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Secretary of Housing and Urban Development, by Substitute Trustee's Deed from Rubin, Lublin TN, PLLC, dated 05/07/2013, appearing of record in Instrument Number 20131105-0114742, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Lucinta Johnson, by Warranty Deed from Desiree Ann Dahl, Unmarried and Marlo J. Dahl and Wife, Donna A. Dahl, dated 06/30/2009, appearing of record in Instrument Number 20090706-0062451, of the Register's Office of Davidson County, Tennessee.

Property Address:	1345 Bell Road, Unit 315 Antioch, TN 37013
Owner's Name:	Nashwa Eid
Owner's Address:	1201 Concord Hunt Brentwood, TN 37027
Mail Tax Bill to:	1201 Concord Hunt Brentwood, TN 37027
Parcel No.:	Map & Parcel: 162120B01100CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 31, 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's Deed dated May 7, 2013, and recorded in Instrument Number 20131105-0114742, 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: **PEMCO Limited**

By: _____

Its: Authorized Signatory

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

On the 27 day of Jan, 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 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: 2/7/2015

_____
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 **$74,155.00,** 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 31 day of January, 2014.

My Commission Expires: 2.17.14

_____ (Seal)
Notary Public

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY