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CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140009106 DEEDWARR
Recvd: 02/07/14 14:27 2 pgs
Fees:13.00 Taxes:474.90
20140207-0011117

FHA Case No. 483-436366

Prepared by & Return to: Centennial Title Company, Inc.
30 Burton Hills Blvd. Ste. 165
Nashville, TN 37215

This Indenture made and entered into this **31st day of January, 2014** by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Mari Dew**, a married person, 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 Davidson**, State of Tennessee, to wit:

All that certain parcel of land situated in the city of Nashville, County of Davidson, State of Tennessee, being known and designated as follows: Land in Davidson County, Tennessee, being Lots No. 46 and 47 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, said Lots Nos. 46 and 47 adjoin and front together 60 feet on the westerly side of North 5th Street and run back between parallel lines, 165 feet to an alley.

Property Address: 1204 North 5th Street
Nashville, TN 37207

Owner's Name: Mari Dew

Owner's Address: 4508A Park Avenue
Nashville, TN 37209

Mail Tax Bill to: Wells Fargo Bank, NA
3210 Lake Emma Road, 3rd
Lake Mary, FL 32764

Parcel No.: 071-16-0-181.0
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 deed dated May 28, 2013 and recorded at Instrument No. 20130930-0102429 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. 43, 171 (July 26, 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

By: Jennifer Lee
Authorized Signatory

Jennifer Lee
As HUD's Designa..

State of GA
County of Fulton

On the 31st day of January, 2014 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 an authorized signatory of Ofori and Associates 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: 3/14/

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

Notary Public

State of TN
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 **$128,350.00**, 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 31st day of January, 2014.

My Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Notary Public