

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Sarah Paige Conatser
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF April, 2014

NOTARY PUBLIC

My Commission expires: 9/24/17

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main
Ashland City, TN 37015
File: 14030007
case No: 483-311064

Address of New Owner	Send Tax Bills To:	Tax Information:
Sarah Paige Conatser 7225 Willow Creek Drive Nashville, TN 37221	Same	142-11-0-125.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Secretary of Housing and Urban Development, of Washington, D.C.,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does transfer and convey unto **Sarah Paige Conatser,** hereinafter called the **Grantee,** her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Westward Winds Subdivision, of record in Book 3700, page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to the Secretary of Housing and Urban Development, Washington, D. C., by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, dated 07/03/2013 and filed for record on 11/12/2013 as Instrument No. 20131112-0116791, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Joseph C. Hill and wife, Keziah M. Hill by Warranty Deed from John K. Willoughby and wife, Kim H. Willoughby, dated 06/14/2002 and filed for record on 06/17/2002 as Instrument No. 20020617-0072991, Register's Office for Davidson County, Tennessee.

Further being the same property acquired by **Secretary of Housing and Urban Development, of Washington, D.C.** 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 as referenced above.

This is improved property generally located:
7225 Willow Creek Drive, Nashville, TN 37221

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 2, 2014

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee her heirs and assigns, forever. Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20140022811 DEEDWARR
Recvd: 04/04/14 09:58 2 pgs
Fees:13.00 Taxes:473.60
20140404-0028141

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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.

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of PEMCO, LTD, 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). this the 26 day of Mar, 2014.

Signed, sealed and delivered in the The Secretary of Housing and Urban Development of presence of: Washington, D.C., and/or his/her successors and/or assigns by PEMCO, LTD.

IN WITNESS WHEREOF,

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, LTD

By: _____
Authorized Signatory
Printed Name: Austin Tenzing

STATE OF GA
COUNTY OF Fulton

On the 26 day of Mar ,2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Austin Tenzing, 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, LTD, 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.

This the 26 day of Mar, 2014.

My commission Expires: 2/7/2015

_____
NOTARY PUBLIC

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015