CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140024282 DEEDWARR
Recvd: 04/10/14 11:43 2 pgs
Fees:13.00 Taxes:229.40
20140410-0030052

FHA Case No. 483-408139

Prepared by & Return to: Smith.Sholar.Milliken.PLLC.
1164 Nashville Pike
Gallatin, TN 37066

This Indenture, made and entered in this this 8th day of April, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Carolene Lewis, 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 part 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 in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the unrecorded subdivision of the J.S. Spurlock Lands of West Trinity Lane, described partly according to a survey made by Earle Drake, County, Surveyor, November 20, 1935 as follows:

Beginning at a point on the northerly margin of West Trinity Lane formerly Youngs Lane as now widened at the intersection of the northerly margin of said lane and the western boundary line of Lot No. 2 of said subdivision conveyed to J.P. Purvis and wife, by Asbery Martin and wife, by Deed of record in Book 1306, page 428, Register's Office for said County; thence with said Purvis boundary line North 14 ¼° West 230 feet; thence westerly and parallel with the northerly margin of said lane 90 feet; thence South 14 ¼° East 230 feet in the northerly margin of said Lane; thence with the northerly margin of said lane, easterly 90 feet to the beginning. Included in the above description but excluded from this conveyance the property conveyed to Metropolitan Government of Nashville and Davidson County recorded December 11, 1990, in Book 8255, page 212, Register's Office for Davidson County, Tennessee.

Property Address:	1201 West Trinity Lane Nashville, TN 37218
Owner's Name:	Carolene Lewis
Owner's Address:	1385 Long Hollow Pike Gallatin, TN 37066
Mail Tax Bill to:	Owner ~~as Property Address~~ 1385 Long Hollow Pike Gallatin TN 37066
Parcel No.:	7-6-25

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 8, 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 September 17, 2013, and recorded at 20140127-0007055, 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: PEMCO, Limited

By: _____
Authorized Signatory

State of Tennessee
County of Davidson

On the 7 day of Apr, 2014, before me the undersigned Notary Public of the State of 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: 2/7/2015

_____
Notary Public

State of Tennessee
County of Davidson

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

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 $62,000.00, 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 9 day of April, 2014.

My Commission Expires: 3-20-18

_____
(Seal)
Notary Public

TAMMY MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File No. G14-8696D