CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140029986 DEEDWARR
Recvd: 05/01/14 14:42 2 pgs
Fees:13.00 Taxes:192.40
20140501-0036946

FHA Case No: 483-390552

Prepared by & Return to: HOMESTEAD TITLE & ESCROW, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072
File No: 2014040111

This Indenture, made and entered into this 30th day of April 2014, 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 **Florenta Joita,** married, address 2623 Paddle Wheel Drive, Nashville, TN 37214, her heirs and assigns, 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 of Davidson, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 217 in a Horizontal Property Regime which is located in the Plan of Ellington Place Condominiums, a unit plat of which is shown on Exhibit "C" on the Master Deed of record in Book 6984, Page 84, Register's Office of said county, to which reference is here made for a more particular description and being part of the land shown on the subdivision plat of Ellington Place Condominiums of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C. by Substitute Trustee's Deed dated 1/10/14 from Shapiro & Kirsch, LLP of record in Instrument No. 20140305-0018529, Register's Office for Davidson County, Tennessee.

Property Address: 217 Ellington Place, Madison, TN 37115

Owner's Name: Florenta Joita

Owner's Address: 217 Ellington Place, Madison, TN 37115

Mail Tax Bill to: PrimeLending, A PlainsCapital Company
17330 Preston Road, Suite 16013
Dallas, TX 75252

Parcel No.: 051100-B-073.00CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 30, 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 1/10/14, and recorded at Instrument No. 20140305-0018529 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 of the second part, his 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 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:

Khan Sinthary

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: **PEMCO Limited**

By: Cynthia Lane

Its: Authorized Signatory

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

On the 24 day of April, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Cynthia Lane 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 **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

Nicholaus A Rice
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 **$52,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy Mellard
Affiant

Subscribed and sworn to before me this 30th day of April, 2014.

My Commission Expires: 11/3/15

Karen B. Heavener (Seal)
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY