CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140034221 DEEDWARR
Recvd: 05/16/14 10:00 2 pgs
Fees:13.00 Taxes:194.54
20140516-0042119

FHA Case No. 483-231465

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR., STE 120
NASHVILLE, TN 37220
File No ST14-37067-0949

This Indenture, made and entered into this 13TH day of MAY , 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Developmemt of Washington, D.C., or his successors, party of the first part, and **MICHELLE DAWN MCCORMACK, MARRIED** his/her/their/its 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:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 613 of Heritage Village Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit
as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit B of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such unit.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, DC, BY SPECIAL WARRANTY DEED FROM BANK OF AMERICA, N.A., DATED 01/09/2014 AND RECORDED ON 03/03/2014 IN INSTRUMENT NUMBER 20140303-0017568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $EXEMPT.

Property Address: 613 COLONY TRACE DRIVE, MADISON TN 37115

Owner's Name: MICHELLE DAWN MCCORMACK

Owner's Address: SAME AS ABOVE

Mail Tax Bill to: SAME AS ABOVE

Parcel No.: 042110B05800CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 5-13-14

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 01/09/2014 AND RECORDED ON 03/03/2014 IN INSTRUMENT NUMBER 20140303-0017568, REGISTER'S OFFICE FOR 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 **Ofori** , 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:

Kham Sinthavy

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

By: _____

Its: Authorized Signatory

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

On the 7 day of May, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Camillia Lowe 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 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 Sumner

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 **$52,577.32**, 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 13th day of May 2014.

My Commission Expires: SEP 20 2016

Notary Public (Seal)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066