Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140045841 DEEDWARR
Recvd: 06/27/14 10:56 2 pgs
Fees:13.00 Taxes:449.55
20140627-0056443

CASH DEED FOR TENNESSEE

FHA Case No. 483-333646

Prepared by ~~& Return to:~~ Foundation Title and Escrow Series, LLC
30 Burton Hills Blvd., Ste. 400
Nashville, TN 37215
GRN14-2828

This Indenture, made and entered into this 20 day of June, 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 **Derek Michael Leslie, 4048 Farmington Woods Drive, Hermitage, TN 37076** his heirs and assigns, party(ies) of the second part, US Department of Housing and Urban Development

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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Farmingham Woods, Phase IV of record in Book 7900, page 555, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Property Address:	4848 Farmington Woods Drive, Hermitage, TN 37076
Owner's Name:	David Michael Leslie
Owner's Address:	4848 Farmington Woods Drive, Hermitage, TN 37076
Mail Tax Bill to:	4848 Farmington Woods Drive, Hermitage, TN 37076
Parcel No.:	087050A163.00CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 6/20/14

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.) by Substitute Trustee's Deed dated February 15, 2013, and recorded at Instrument No. 20140219-0013999 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 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Signed, sealed and delivered in the presence of:

Conquen Hazelton

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

By: _____

Its: Authorized Signatory

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

On the 20 day of June, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Khan Smiley 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 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 Wilson

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 ~~$125,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

H/B $121,500.

Affiant

Subscribed and sworn to before me this ~~3rd day of July, 2015.~~ 26th day of June 2014

My Commission Expires: 12/18/2017

Notary Public (Seal)

REBECCA MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017