BILL GARRETT, Davidson County
Trans:T20140046477 DEEDWARR
Recvd: 06/30/14 14:52 2 pgs
Fees:13.00 Taxes:675.25
20140630-0057291

CASH DEED FOR TENNESSEE

FHA Case No. 483-483141

Prepared by & Return to: Parthenon Title Agency, LLC
85 White Bridge Road, #100-B
Nashville, TN 37205
14-1116

This Indenture, made and entered into this 11th 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 **Cao Thang Phung and Anne Anh Lu, Husband and Wife,** 659 Harpeth Bend Drive, Nashville, Tennessee 37221 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of Harpeth Valley Park Section I of record in Book 3600, page 93 and 94, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed dated 07/18/2013, of record in Instrument Number 20140327-0025022, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Amber S. Todd by deed from The James Walter Pickle Charitable Foundation, dated 02/29/2012, of record in Instrument Number 20120305-0018779, Register's Office for Davidson County, Tennessee.

Property Address: 659 Harpeth Bend Drive, Nashville, Tennessee 37221

Owner's Name: **Cao Thang Phung and Anne Anh Lu**

Owner's Address: 659 Harpeth Bend Drive, Nashville, Tennessee 37221

Mail Tax Bill to: SAME

Parcel No.: 142-15-75

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 06/11/2014

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 02/29/2012, and recorded at Instrument No. 20140327-0025022 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:

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 5 day of June, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Austin T Rizzio 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 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 ~~**$125,000.00**~~ * $ 182,500.00 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 5 day of June, 2014

My Commission Expires: 12-15-15

Notary Public

(Seal)

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY