BILL GARRETT, Davidson County
Trans:T20140048580 DEEDWARR
Recvd: 07/08/14 12:18 2 pgs
Fees:13.00 Taxes:346.69
20140708-0060014

CASH DEED FOR TENNESSEE

FHA Case No. 483-325972

Prepared by & Return to: Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

This Indenture, made and entered into this 1st day of July, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Tracie M. Pegram, unmarried, their 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 Davidson, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit: Being Lot No. 226 on the plan of Forest View Park, Section VIII, of record in Book 6900, Page 633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and detailed description.

Property Address: 3536 Calais Circle
Antioch, TN 37013

Owner's Name: Tracie M. Pegram

Owner's Address: 1218 Sycamore Rd.
Nashville, TN 37204

Mail Tax Bill to: Peoples Home Equity, Inc.
150 N. Seven Oaks
Knoxville, TN 37922

Parcel No.: 150090A07200CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 3, 2014

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, of record in Instrument 20140401-0026829, dated June 29, 2013, Register's Office for said County. See also previous deed of record in Instrument 20011102-0120030, dated November 2, 2001, Register's Office for said County.

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/she is lawfully seized in fee of the afore described real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him/her 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 and Associates, PC, 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:

_____

_____

The Secretary of Housing and Urban Development of Washington, D.C. and/or his/her successors and/or assigns
By: Ofori and Associates, PC

By: Jennifer Lee

It's: Authorized Signatory

Jennifer Lee
As HUD's Designated Agent

State of Georgia
County of Fulton

On the 1st day of July, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee, 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 Ofori and Associates, PC 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: 05/09/17

Notary Public

GEORGE S WADE II
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 9, 2017
FULTON COUNTY, GEORGIA

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 $93,700.00, 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 3rd day of July, 2014

My commission expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.