Davidson County DEEDWARR
Recvd: 07/15/14 10:02 3 pgs
Fees:18.00 Taxes:180.38
20140715-0062212

CASH DEED FOR TENNESSEE

FHA Case No. 483-405266

Prepared by & Return to: Amy Cross Nance, Esq. Attorney At Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
File # 08259

This Indenture, made and entered into this 14th day of July, 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 **James C. Cobb and Beverly Gary**, 2012 Traemoor Village, Nashville, TN 37209, 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 of Davidson, State of Tennessee, to wit:

Being Lot No. 128 on the Plan of Urbandale Section 1, as shown on the plat of record in Plat Book 1835, Page 45, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Secretary of Housing and Urban Development by Warranty Deedfrom U.S. Bank National Association of record in Instrument No. 20140414-0031018 and dated December 9, 2010, Register's Office for Davidson County, Tennessee.

Property Address: 700 Hite Street, Nashville, TN 37209

Owner's Name: James C. Cobb and Beverly Gary

Owner's Address: 2012 Traemoor Village, Nashville, TN 37209

Mail Tax Bill to: James C. Cobb and Beverly Gary
Traemoor Village, Nashville, TN 37209

Parcel No.: 09110011900

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

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 Warranty Deed dated December 9, 2010, and recorded at Instrument No. 20140414-0031018 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. Grantor covenants with Grantee that the property is free from all encumbrances made by Grantor, except as may be set forth herein.

1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Urbandale of record in Book 1835 Page 45, Register's Office for Davidson County, Tennessee.

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**~~ Cobb

On the 9 day of July, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared _____
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: 1-21-15

Notary Public

SHARON LEE
COBB COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 21, 2015

State of **Tennessee**
County of Williamson

JCC
BU
$48,750.00

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.

Affiant

Subscribed and sworn to before me this 14th day of July, 2014.

My Commission Expires: 2/23/15

Notary Public

(Seal)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Heather Wheeler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Heather Wheeler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/17

