BILL GARRETT, Davidson County
Trans:T20140059342 DEEDWARR
Recvd: 08/13/14 09:41 2 pgs
Fees:13.00 Taxes:392.20
20140813-0073009

CASH DEED FOR TENNESSEE

FHA Case No. 483-464404

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

This Indenture, made and entered into this 5 day of August, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Charles G. Sowers, a single man, 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:

LAND in Davidson County, Tennessee, being Lot No. 650, on the Plan of Hermitage Hills, Section Seven, of record in Plat Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Lot No. 650 fronts 85 feet on the westerly side of Bonnafair Drive and extends back between parallel line 150 feet to a dead line.

Being the same property conveyed to the Secretary of Housing and Urban Development by deed from U.S. Bank National Association, of record in Instrument 20140422-0033533, said Register's Office, dated March 10, 2014. And being the same property conveyed to U.S. Bank, N.A. by deed of record in Instrument 20131216-0126577, said Register's Office, recorded December 16, 2013.

Property Address: 7019 Bonnafair Dr.
Hermitage, TN 37076

Owner's Name: Charles G. Sowers

Owner's Address: 2102 Jackson Downs Blvd.
Nashville, TN 37214

Mail Tax Bill to: NEW OWNER
7019 Bonnafair Dr.
Hermitage, TN 37076

Parcel No.: #07408011200

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 11, 2014

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 aforedescribed 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 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 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: PEMCO Limited

By: _____
It's: Authorized Signatory

State of Georgia
County of ~~Fulton~~ Cobb

On the 5 day of August, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Justin Pizzino, 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 PEMCO Limited said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainer, 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: 1-21-15 _____
Notary Public

SHARON LEE
COBB COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 21, 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 $106,000.00, 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 11th day of August, 2014.

My commission expires: 8/23/16 _____
Notary Public

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