BILL GARRETT, Davidson County
Trans:T20140062145 DEEDWARR
Recvd: 08/21/14 16:20 3 pgs
Fees:18.00 Taxes:266.81
20140821-0076510

CASH DEED FOR TENNESSEE

FHA Case No. 483423687

Prepared by & Return to: Broker Title & Escrow, LLC
58 Music Square West
Nashville, TN 37203
File #142250

This Indenture, made and entered into this 19 day of August, 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 **AMY LYNN THOMAS, A SINGLE WOMAN,** 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:

ATTACH LEGAL DESCRIPTION

Property Address:

163 Heritage Trace
Drive, Madison, TN
37115

Owner's Name:
Secretary of Housing
& Urban Development

Owner's Address:
40 Marietta Street
Atlanta, GA 30303

Mail Tax Bill to:
The Mortgage Firm,
Inc. 921 Douglas
Avenue, Suite 200
Altamont Springs, FL
32714

Parcel No.:
042-11-0B-044.00 CO

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 Substitute Trustee's Deed dated January 15, 2014, and recorded at Instrument No. 20140127-0007077 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**~~ Cobb

On the 19 day of August, 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: _____

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

_____ Notary Public

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 **$72,112.00**, 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 19 day of August, 2014.

My Commission Expires: _____

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

_____ Notary Public (Seal)

Exhibit "A"

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 163 as shown by plat and survey of Section One, Heritage Village, a Horizontal Property Regime, of record in Plat Book 4460, Page 110, Register's Office for said County, and described in the Master Deed of record in Book 4758, Page 179, as amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9645, Page 906 and as Instrument Number 20040804-0093767, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C., by deed from SUNTRUST MORTGAGE, INC., of record as Instrument No. 20140127-0007077, dated January 15, 2014, said Register's Office.