BILL GARRETT, Davidson County
Trans:T20140062273 DEEDWARR
Recvd: 08/22/14 09:56 2 pgs
Fees:13.00 Taxes:333.00
20140822-0076631

CASH DEED FOR TENNESSEE

FHA Case No. 483-336491

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR., STE 111
NASHVILLE, TN 37220
File No ST14-OUT-1654

This Indenture, made and entered into this 14TH 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 **MAZZEI HOLDINGS, LLC** 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:

LEGAL DESCRIPTION

Certain property in Davidson County. TN, described as Lot No. 141 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Count in Davidson County, TN, together with easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village- Tract 11, recorded at Instrument No. 20027 120-0143949, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281 and By-Laws appended thereto, recorded in Instrument No. 20021106-0136459, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, BY SPECIAL WARRANTY DEED FROM PNC BANK, NATIONAL ASSOCIATION, DATED 04/28/2014 AND RECORDED ON 05/16/2014, IN INSTRUMENT NUMBER 20140516-0042240, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 686 FLINTLOCK CT., NASHVILLE TN 37217

Owner's Name: MAZZEI HOLDINGS, LLC

Owner's Address: PO BOX 7215, SPRECKELS CA 93962

Mail Tax Bill to: PO BOX 7215, SPRECKELS CA 93962

Parcel No.: 135160B14100CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 8-14-2014

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by Substitute Trustee'sDeed dated 04/28/2014, and recorded at INSTRUMENT NUMBER 20140516-0042240 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, LTD.** , 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,LTD.**

By: _____

Its: Authorized Signatory

State of **Georgia**
County of ~~Fulton~~ Cobb

On the 13 day of August, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Justin Tenlin 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, LTD.** 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 Sumner

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 **$90,000.00**, 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 20th day of August, 2014.

My Commission Expires: SEP 2 0 2016

_____ (Seal)
Notary Public

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.