CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140066167 DEEDWARR
Recvd: 09/05/14 10:46 2 pgs
Fees:13.00 Taxes:381.12
20140905-0081422

FHA Case No. 483-472102

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR., STE 120
NASHVILLE, TN 37220
File No ST14-37066-1587

This Indenture, made and entered into this 3rd day of SEPTEMBER , 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 **MIRIAM F. MUNGUIA RUBI, A SINGLE PERSON** 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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 204 ON THE MAP OF STERLING HEIGHTS, SECTION FIVE, AS OF RECORD IN PLAT BOOK 1835, PAGE 37, REGISTER'S OFFICE OF DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C., BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH LLP, AS SUBSTITUTE TRUSTEE, DATED 03/14/2014 AND RECORDED ON 05/08/2014 IN INSTRUMENT NUMBER 20140508-0039444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 67 VALERIA STREET, NASHVILLE TN 37210

Owner's Name: MIRIAM F. MUNGUIA RUBI

Owner's Address: SAME AS ABOVE

Mail Tax Bill to: SWBC MORTGAGE COROPORATION
9311 SAN PEDRO AVENUE, STE 100
SAN ANTONIO, TX 78216

Parcel No.: 11906011200

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 9-3-14

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's Deed DATED 03/14/2014 AND RECORDED ON 05/08/2014 IN INSTRUMENT NUMBER 20140508-0039444, REGISTER'S OFFICE FOR 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 2 day of September, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Tyson Trainor 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 **$103,005.00**, 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 4th day of September, 2014.

My Commission Expires: SEP 2 0 2016

_____ (Seal)
Notary Public

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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066