BILL GARRETT, Davidson County
Trans:T20140070009 DEEDWARR
Recvd: 09/18/14 14:05 2 pgs
Fees:13.00 Taxes:294.15
20140918-0085819

CASH DEED FOR TENNESSEE

FHA Case No. 483-374646

Prepared by & Return to: Limestone Title and Escrow, LLC
5200 Maryland Way, Ste. 202
Brentwood, TN 37027

This Indenture, made and entered into this 12th 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 **EMMANUEL CHOKUBA,** his heirs and assigns, party 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 of the second part, the following described real estate situate, lying and being in the County of Davidson State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Edge-O-Lake Estates, Section 18 of record in Plat Book 4675, page 84, Register's Office for said County.

Said Lot No. 20 fronts 90.00 feet on the broken westerly margin of Moss Landing Drive and extends back 136.21 feet on the southerly line and 131.47 feet on the northerly line to a dead line in the rear, measuring 76.47 feet thereon.

Property Address: 519 Moss Landing Dr., Antioch, TN 37013

Owner's Name: Emmanuel Chokuba

Owner's Address: 519 Moss Landing Dr., Antioch, TN 37013

Mail Tax Bill to: Same address as new owner

Parcel No.: 150-02-00022.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 12, 2014

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 December 6, 2013 and recorded at Instrument No. 20131216-0126578, 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 of the second part, his 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 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 8 day of September 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 Williamson

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 **$79,500.00**, which amount is equal to or greater than the ~~amount which the property~~ transferred would command at a fair and voluntary sale.

_____
Affiant

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 12th day of September, 2014.

My Commission Expires: 11-3-15

_____ (Seal)
Notary Public