BILL GARRETT, Davidson County
Trans:T20140071016 DEEDWARR
Recvd: 09/23/14 09:50 2 pgs
Fees:13.00 Taxes:457.14
20140923-0087059

CASH DEED FOR TENNESSEE

FHA Case No. 483-360839

Prepared by & Return to: Advantage Title and Escrow
3325 Aspen Grove Drive, Ste. 104
Franklin, TN 37067
File # 8799

This Indenture, made and entered into this 22nd day 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 Martin Lohr and Kathryn Lohr, husband and wife, 2565 Pennington bend Road, Nashville, TN 37214, 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:

Being Lot No. 5 on the Plat of Pennington Bend Estates, Section 1, of record in Plat Book 4955, Page 89, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Property Address: 2565 Pennington bend Road, Nashville, TN 37214

Owner's Name: Martin Lohr and Kathryn Lohr, husband and wife

Owner's Address: 3356 Percy Priest Drive, Nashville, TN 37214

Mail Tax Bill to: Churchill Mortgage, 761 Old Hickory Boulevard, #400, Brentwood, TN 37027

Parcel No.: 06202000500

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 9/22/2014

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 Secretary of The Department of Housing and Urban Development by Special Warranty Deed dated 12/11/13, and recorded at Instrument Number 20140630-0056898 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of **Ofori & Associates, PC**, 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: Ofori & Associates, PC

By: _____

Its: Authorized Signatory

State of **Georgia**
County of Fulton

On the 18 day of September, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee 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 **Ofori & Associates, PC** 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: 05/09/17

Notary Public

GEORGE S WADE II NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 9, 2017

State of **Tennessee**
County of _____

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 **$123,551.00**, 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 22nd day of September 2014.

My Commission Expires: 7-30-17

Notary Public (Seal)

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017