# CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140076545 DEEDWARR
Recvd: 10/09/14 13:47 2 pgs
Fees:13.00 Taxes:273.80
20141009-0093816

FHA Case No. 483-367885

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

**This Indenture,** made and entered into this 10th day of October, 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 **Daniel K. Ransford, a single man,** 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 the 9th Civil District, Davidson County, Tennessee, being Tract No. 22, shown as "Reserved" in the Plan of Travis & Lewis Land Company's Subdivision of Small Farms, not of record and described according to a copy of a survey made by John M. Sullivan, Engineer, dated May 11, 1957, as follows: Beginning at a point in the Southerly margin of the Old Charlotte Pike the Northeasterly corner of the subject tract; thence Southwesterly along a fence line 872.9 feet to a point at the Northeast corner of Tract No. 21 on said plan, the Southeasterly corner of the subject tract; thence with the line between Tracts No. 22 and 21 Westerly 288.2 feet to a point, the common Southerly corners of the Tracts Nos 22 and 20; thence with the line between Tracts Nos 20 and 22, North 688 feet to a point in the Southerly margin of the Old Charlotte Pike; thence with said margin Southerly margin of the Old Charlotte Pike: thence with said margin of said Pike North 80 deg. 48 mins. East 112.8 feet to a point; thence continuing with said margin of said Pike North 59 deg. 31 min. East 200 feet to a point; thence continuing with said margin of said Pike, North 49 deg 06 min East 95.9 feet to the point of beginning.

Property Address: 8449 Old Charlotte Pike, Pegram, TN 37209

Owner's Name: Daniel K. Ransford

Owner's Address: 449 Old Charlotte Pike, Pegram, TN 37209

Mail Tax Bill to: Same address as new owner

Parcel No.: 113-00-0-025.00

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 6, 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 August 12, 2013 and recorded at Instrument No. 20131113-0117325, 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:

Witness

Witness

**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**

On the 30 day of September, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Seth Williams 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: 6/26/15

Notary Public

SAISHA M SILMON
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 26TH, 2015

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 **$74,000.00**, 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 6th day of October, 2014.

My Commission Expires: 8/18/18

Notary Public

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
(Seal)
RUTHERFORD COUNTY