CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140081067 DEEDWARR
Recvd: 10/28/14 10:25 2 pgs
Fees:13.00 Taxes:260.28
20141028-0099236

FHA Case No. 483-437205

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR., STE 120
NASHVILLE, TN 37220
File No ST14-37066-2517

This Indenture, made and entered into this 24TH 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 **RONALD ENRIQUEZ SUCUP,** MARRIED 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 #76 ON THE UNRECORDED MAP OF DUE WEST VALLEY ACRES, AND DESCRIBED ACCORDING TO A PRELIMINARY PLAN OF SAID SUBDIVISION, MADE BY H.R. SWANN, JR., SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF DUE WEST AVENUE, AT THE COMMON CORNER OF LOTS #75 AND #76 ON SAID PLAN, SAID POINT BEING 200 FEET EAST OF THE EAST MARGIN OF AN UNNAMED 50 FOOT ROAD SHOWN ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 500 FEET TO A POINT; THENCE EASTERLY 108.68 FEET TO A POINT, THE CORNER OF LOTS #76 AND #77; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 500 FEET TO THE SOUTHERLY MARGIN OF DUE WEST AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, BY SPECIAL WARRANTY DEED FROM BANK OF AMERICA, N.A., DATED 04/11/2014 AND RECORDED ON 08/29/2014 IN INSTRUMENT NUMBER 20140829-0079102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 925 DUE WEST AVE., NORTH MADISON TN 37115

Owner's Name: RONALD ENRIQUEZ SUCUP

Owner's Address: SAME AS ABOVE

Mail Tax Bill to: SAME AS ABOVE

Parcel No.: 05101004900

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10/24/2014

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's Deed DATED 04/11/2014 AND RECORDED ON 08/29/2014 IN INSTRUMENT NUMBER 20140829-0079102, 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:

Marcia T. Toms

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: **PEMCO, LTD.**

By: Jonathan Quao

Its: Authorized Signatory

State of **Georgia**
County of **Fulton**

On the 23rd day of Oct, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Jonathan Quao 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: June 20th 2016

Notary Public

SUKI WILLIAMS
CLAYTON COUNTY GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 20TH 2016

SUKI WILLIAMS
CLAYTON COUNTY GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 20TH 2016

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 **$70,345.00**, 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 27th day of October, 2014.

My Commission Expires: SEP 2 0 2016

Notary Public (Seal)

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