CASH DEED FOR TENNESSEE

FHA Case No. 483-446582

Davidson County DEEDWARR
Recvd: 11/03/14 12:02 3 pgs
Fees:18.00 Taxes:395.90
20141103-0101207

Prepared by & Return to: Amy Cross Nance, Attorney At Law
103 Forrest Crossing Blvd., Suite 205
Franklin, TN 37064
File # 08423

This Indenture, made and entered into this 31st 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 **Gabriel Feller and Natasha Feller, husband and wife** their 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 279 Phase Two Nashboro Village at Fairway Pointe Tract 21 on the plat of record in Plat Book 4660 Page 159 and as shown on amendment to the restrictions of record in Instrument No. 20050222-0018814 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to The Secretary of Housing and Urban Development by deed from Tennessee Housing Development Agency of record in Instrument No. 20140502-0037063, dated 02/24/14, Register's Office for Davidson County, Tennessee.

Property Address: 2630 Nashboro Blvd., Unit 279, Nashville, TN 37217

Owner's Name: Gabriel Feller and Natasha Feller

Owner's Address: 2630 Nashboro Blvd., Unit 279, Nashville, TN 37217

Mail Tax Bill to: Fifth Third Mortgage Co., 5001 Kingsley Dr. Cincinnati, OH 45227

Parcel No.: 135120E27900

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 31, 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 Warranty Deed from Tennessee Housing Development Agency of record in Instrument No. 20140502-0037063, dated 02/24/14, 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. Grantor covenants with Grantee that the property is free from all encumbrances made by Grantor, except as may be set forth herein.

1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Nashboro Village Tract 21 Phase 2 of record in Book 4660 Page 159, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11703 Page 520 and amended in Instrument No. 200003160027171; No. 20031118-0168332; 20050222-0018814; 20091105-0102438 and 20110923-0073937 and in any allied instruments(s) referred to in said restrictions 4) Charter of Fairway Pointe Homeowner's Association of record in Book 11703-518 5) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 4827 Page 44 and amended in Instrument No. 20002031-0108075 and in any allied instruments(s) referred to in

I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dana Thomas

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/22/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

said restrictions. 6) Charter of Nashville Village Homeowner's Association of record in Book 4828 Page 834 7) All easements and restrictions of record

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 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:

1) _____

_____

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 GA
County of Cobb

On the 30 day of October, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Khan Sikhany 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 _____

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 **$107,000.00**, 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 31st day of October, 2014.

My Commission Expires: 2/22/15

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

_____ (Seal)
Notary Public