11/17

CASH DEED FOR TENNESSEE

FHA Case No: 483-386612

BILL GARRETT, Davidson County
Trans:T20140087075 DEEDWARR
Recvd: 11/19/14 09:23 3 pgs
Fees:18.00 Taxes:703.00
20141119-0106530

Prepared by & Return to:
JOSEPH M. BARRETT, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14698

This Indenture, made and entered into this 17th day of November, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., part of the first part, and BRAD ROBERTS and wife, JENNA ROBERTS, party(ies) of the second part.

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt of which if 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:

For legal description see "Exhibit A"

Property Address: 1003 Woodbury Falls Drive
Nashville, TN 37221

Owner's Name: BRAD ROBERTS and wife, JENNA ROBERTS

Owner's Address: 1003 Woodbury Falls Drive
Nashville, TN 37221

Mail Tax Bill to: 1003 Woodbury Falls Drive
Nashville, TN 37221

Parcel No: 128120C11400

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 17, 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 deed dated June 11, 2013, of record in Instrument Number 20140902-0079407, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the aforesaid real estate, together will all the appurtenances and hereditaments thereunto belonging or 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; the he/she has a good right to sell and convey the same; that the title and quite 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 as 77 Fed. Reg. 37252, Page 37258 (June 20, 2012).

Signed, sealed and delivered in the presence of:

The Secretary of Housing and Urban Development
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 7 day of November 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Khanh Santhana 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 an 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.**

_____
Notary Public

My Commission Expires:

SHARON LEE
COBB COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 21, 2015

State of Tennessee
County of Dickson

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration of this transfer or value of the property transferred, whichever is greater, is $190,000.00, 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 17th day of November, 2014.

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TN
My Comm. Expires Jan. 25, 2017

_____ (Seal)
Notary Public

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION **CHIC 14698**

Land in Davidson County, Tennessee, being Unit 1003, Woodbury Townhomes, Phase 1 Planned Unit Development, as shown on plan of record in Instrument Number 20050216-0017693, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank National Association and further conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Kristin A. Camp, Attorney for Wilson & Associates, Substitute Trustee, dated June 11, 2013, of record in Instrument Number 20140902-0079407, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of Woodbury Falls Drive.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20060310-0028278 and amended in Instrument Number20080201-0010772, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Instrument Number 20050216-0017693, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Charter for Homeowner's Association, of record in Instrument Number 20060309-0027744, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement for sanitary sewer, of record in Book 5074, page 856 and Book 5074, Page 945, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Storm Water Detention Agreement, of record in Instrument Number 20050118-005578, in the Register's Office of Davidson County, Tennessee.