BILL GARRETT, Davidson County
Trans:T20140097445 DEEDWARR
Recvd: 12/31/14 09:50 2 pgs
Fees:13.00 Taxes:670.81
20141231-0119120

CASH DEED FOR TENNESSEE

FHA Case No. 483-384948

Prepared by & Return to: Title Escrow of Robertson County, Inc. 12/30
215 Highway 76
White House, TN 37188

This Indenture, made and entered into this 30th day of December, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Erika M. Neumair**, 1803 Boscobel St., Nashville, TN 37206 his/her/their/its heirs and assigns, part(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:

Land in Davidson County, Tennessee, being Lot Number 62 on the Plan of Edgefield Land Company's First Addition of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Property Address: 1803 Boscobel St., Nashville, TN 37206

Owner's Name: Erika M. Neumair

Owner's Address: 1803 Boscobel St., Nashville, TN 37206

Mail Tax Bill to: Erika M. Neumair
1803 Boscobel St., Nashville, TN 37206

Parcel No.: 083140286.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 30, 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 November 1, 2013, and recorded at Instrument No. 20140807-0071373 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 with and 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, Limited**, Asset Manager of the U.S. Department of Housing and Urban Development, for and on behalf of 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: **PEMCO, Limited**

By: _____

Authorized Signatory

State of GA
County of Clayton

On the 23rd day of Dec., 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Kiam Sutthary 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 for said company on behalf of the **Secretary of Housing and Urban Development**.

My Commission Expires: _____

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 Robertson

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 **$181,300.00**, 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 30th day of December, 2014.

My Commission Expires: 5-3-16

Notary Public

(Seal)

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON