Davidson County DEEDWARR
Recvd: 02/10/15 07:58 3 pgs
Fees:18.00 Taxes:250.77
20150210-0012036

CASH DEED FOR TENNESSEE

FHA Case No. 483-291584

Prepared by & Return to: Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204
File Number 2014-0268

This Indenture, made and entered into this 5th day of February, 2015, 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 **Carol L. Shenberger,** 3998 Lawing Drive, Nashville, TN 37218 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:

Land in Davidson County, Tennessee, being Lot No. 147 of Royal Hills Subdivision, Section 2, of record in Plat Book 4660, Page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot..

Property Address: 105 Hodge Court
Nashville, TN 37218

Owner's Name: Carol L. Shenberger

Owner's Address: 3998 Lawing Drive
Nashville, TN 37219

Mail Tax Bill to: Carol L. Shenberger
105 Hodge Court
Nashville, TN 37218

Parcel No.: Map 05811010700

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 2/5/15

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 Tennessee Special Warranty Deed dated 10/27/14, and recorded at **Instrument Number 20141117-0105582** 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 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 **Ofori & Associates, PC** 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:

_____

_____

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: **Ofori & Associates, PC**

By: Jennifer Lee

Its: Authorized Signatory

State of GA
County of Fulton

On the 2nd day of Feb, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee 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 **Ofori & Associates, PC** 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: 3/14/17

TERRI V JAMES MY COMMISSION EXPIRES 3/14/2017 DEKALB CO., GEORGIA NOTARY PUBLIC

Terri James
Notary Public

State of
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 **$67,777.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 5th day of February, 2015.

My Commission Expires: 11-6-17

_____ (Seal)
Notary Public

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE