3/12

CASH DEED FOR TENNESSEE

FHA Case No. 483-389045

Prepared by & Return to:
#9212

Advantage Title and Escrow
3325 Aspen Grove Drive Suite 104
Franklin TN 37067
File No 9212

This Indenture, made and entered into this 12th day of March 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 **Romonica Green*, 1 Imperial Blvd Apt U195 Smyrna TN 37167,** his/her/their/its heirs and assigns, party(ies) of the second part.

*unmarried

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 Rutherford, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 43 on the Plan of Bixler Farms Townhomes, Phase 1, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq, as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, Register's office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, Said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of Bixler Farms Townhomes, Phase 1, shown in Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BILL GARRETT, Davidson County
Trans: T20150018781 DEEDWARR
Recvd: 03/16/15 11:06 2 pgs
Fees: 13.00 Taxes: 407.00
20150316-0022219

Property Address:	262 Jenna Lee Circle Madison TN 37115
Owner's Name:	Romonica Green
Owner's Address:	262 Jenna Lee Circle Madison TN 37115
Mail Tax Bill to:	US Bank NA 3180 Rider Trail south Earth City MO 63045
Parcel No.:	043100c04300co

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 12, 2015

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 3/21/2014, and recorded at Instrument No. 20141212-0114024 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 **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 70 Fed. Reg. 4837-D-57 (July 25, 2005).

Signed, sealed and delivered in the presence of:

Jennifer Adams Lake

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 Georgia
County of ~~Fulton~~ Cobb

On the 5 day of May, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Evan Smithey 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 NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 21, 2019

_____
Notary Public

State of Tennessee
County of Williamson

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 **$110,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

La Shea McCash
Affiant

Subscribed and sworn to before me this 12th day of March, 2015.

My Commission Expires: KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

_____ (Seal)
Notary Public