4/7

CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 04/08/15 13:22 3 pgs
Fees:18.00 Taxes:240.50
20150408-0030941

FHA Case No. NBS483-275813

Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

This Indenture, made and entered into this 7th day of April, 2015, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Jimmy Floyd Davis , his 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 Davidson, State of Tennessee, to wit:

Being:
Being the West 10 feet of the Southerly 130 feet of Lot No. 16 and the Easterly 30 feet of the Southerly 130 feet of Lot No. 17 of the plan of Dr. O.H. Menees Subdivision, as of record in Book 57, Page 69 of the Register's Office for Davidson County, said parts of said Lots Nos. 16 and 17 are joined and front together 40 feet on the North side of Heffernan Street and run back Northerly between parallel lines 130 feet to a dead line.

Included in the Western part of Lot 17 above, as of record in Deed Book 3811, Page 46, Register's Office of Davidson County, described as follows:

Being the Southwest corner of said Lot No. 17 and running thence in an Easterly direction with the Northerly margin of Meharry Street, feet more or less to a point, thence West 130 feet, more or less, thence in a Westerly direction 22 feet, more or less, to the Easterly margin of 28th Avenue North, Thence in Southerly direction with the Easterly margin of said 28th Avenue North, 130 feet, more or less, the the point of beginning.

Excluding a portion of the Western 22 feet of Lot 17 for government right of way as of record in Book 6579, Page 485 of Davidson County, Tennessee.

Property Address: 2720 Meharry Blvd
Nashville, TN 37208

Owner's Name: Jimmy Floyd Davis

Owner's Address: 5219 Buena Vista Pk
Nashville, TN 37218

Mail Tax Bill to: Owner at Property Address

Parcel No.: 09202012700

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 7, 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 deed dated May 22, 2014, and recorded at Instrument No. 20141112-0103921 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 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. 43, 171 (July 26, 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
County of

On the 6 day of April, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared _____ 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: SHARON LEE NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 21, 2019

_____
Notary Public

State of Tennessee
County of Davidson

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 $65,000.00, 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 7th day of April, 2015.

My Commission Expires: 9-10-18

_____
(Seal)
Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Santi, 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 Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY