BILL GARRETT, Davidson County
Trans:T20150027727 DEEDWARR
Recvd: 04/14/15 09:37 2 pgs
Fees:13.00 Taxes:419.95
20150414-0032706

CASH DEED FOR TENNESSEE

FHA Case No. 483-337041

Prepared by & Return to: Advantage Title and Escrow
3325 Aspen Grove Drive Suite 104
Franklin TN 37067
File No 9243

3\31

This Indenture, made and entered into this 25th 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 **Daniel Judy , 363 Flushing Drive, Nashville, TN 37211**, 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:

Being Lot No. 106, Section 5 on the Plan of Glencliff Estates of record in Book 2133, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Property Address:	363 Flushing Drive Nashville, TN 37211
Owner's Name:	Daniel Judy
Owner's Address:	147 Brookridge Trail Nashville, TN 37211
Mail Tax Bill to:	Wells Fargo Bank 2701 Wells Fargo Way Minneapolis, MN 55467
Parcel No.:	11903011300

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 31, 2015

Being the same property acquired by the party of the Secretary of Housing and Urban Development, Washington, D.C., by Substitute Trustee's Deed recorded 11/12/14 at Instrument No. 20141212201411 12-0104357, 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:

Camillia Lowe

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 25 day of March 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Kham Sinthavy 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 _____

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 **$113,500.00**, 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 31 ~~day of March, 2015~~.

My Commission Expires: 7-30-17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
(Seal)
WILLIAMSON COUNTY
My Commission Expires 07-30-2017