4/30

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

CASH DEED FOR TENNESSEE

FHA Case No. 483-456295

Prepared by & Return to: Greater Nashville Title & Closing Company
200 Madison Street
Madison, TN 37115
2013-0870

This Indenture, made and entered into this 30th day of April, 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 Emerald Creek Properties, P O Box 1489, Goodlettsville, TN 37070-1489, 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 THE SOUTHERLY PART OF LOT NO. 27 ON THE PLAN OF ZONE LOT DIVISION, LOTS 22 THRU 28 AND 68 THRU 73, EAST LAKE SUBDIVISON, OF RECORD IN PLAT BOOK 5200, PAGE 342 AND AMENDED IN PLAT BOOK 5800, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF LAKEFORD DRIVE, SAID POINT BEING ON THE COMMON BOUNDARY OF LOTS 27 AND 28; EAST LAKE SUBDIVISION; THENCE FOLLOWING THE EASTERLY BOUNDARY OF LAKEFORD DRIVE IN A NORTHERLY DIRECTION, 50.76 FEET TO A POINT; THENCE SOUTH 53 DEG. 8 MIN. 56 SEC. EAST 111.40 FEET TO A POINT; THENCE SOUTH 36 DEG. 51 MIN. 4 SEC. WEST 33.07 FEET TO A POINT; THENCE FOLLOWING THE COMMON BOUNDARY OF THE SAID LOTS 27 AND 28, 110.44 FEET TO THE BEGINNING (ERRONEOUSLY SHOWN AS 1111.40 IN PRIOR DEED).

Property Address: 3202 Lakeford Drive, Nashville, TN 37217

Owner's Name: Emerald Creek Properties

Owner's Address: P O Box 1489, Goodlettsville, TN 37070-1489

Mail Tax Bill to: Same as New Owner

Parcel No.: 10808016000

BILL GARRETT, Davidson County
Trans:T20150033704 DEEDWARR
Recvd: 05/04/15 09:38 2 pgs
Fees:13.00 Taxes:277.50
20150504-0039866

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 30, 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 Warranty Deed dated September 27, 2013, **and recorded in Instrument No. 20150302-0017455,** 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:

Alivia Milton

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**~~ Clayton

On the 24 day of April, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Dorothea Olivo 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: SUKI WILLIAMS
CLAYTON COUNTY GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 20TH 2016

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 **$75,000.00**, 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 30 day of April, 2015.

My Commission Expires: 1-9-18

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)

Deanie L. Gregory
Notary Public
