BILL GARRETT, Davidson County
Trans:T20150041808 DEEDWARR
Recvd: 05/29/15 13:44 2 pgs
Fees:13.00 Taxes:296.37
20150529-0049802

CASH DEED FOR TENNESSEE

FHA Case No. 483-305723

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR., STE 111
NASHVILLE, TN 37220
File No ST15-37220-0782

This Indenture, made and entered into this 20TH day of MAY , 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 **JESSE CLARDY,** Single Person 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:

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF SECTION 4, BEVERLY HEIGHTS, OF RECORD IN PLAT BOOK 5200, PAGE 263, SAID REGISTER'S OFFICE, AND DESCRIBED AS FOLLOWS: SAID LOT NO. 63 FRONTS 51.45 FEET ON THE SOUTHEASTERLY MARGIN OF FLORA MAXWELL ROAD AND EXTENDS BACK 144.42 FEET ON THE NORTHEASTERLY LINE AND 103.50 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 99.45 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., BY SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE, DATED 10/09/2014 AND RECORDED ON 02/23/2015 IN INSTRUMENT NUMBER 20150223-0015502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 208 FLORA MAXWELL RD., NASHVILLE TN 37211

Owner's Name: JESSE CLARDY

Owner's Address: 201 STIRTON RD., NASHVILLE TN 37210

Mail Tax Bill to: 208 FLORA MAXWELL RD., NASHVILLE TN 37211

Parcel No.: 14708023800

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 5-20-2015

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 10/09/2014 AND RECORDED ON 02/23/2015 IN INSTRUMENT NUMBER 20150223-0015502, REGISTER'S OFFICE FOR 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, LTD** , 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:

Nicole Freeman

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: **PEMCO, LTD**

By: _____

Its: Authorized Signatory

State of **Georgia**
County of ~~**Fulton**~~ Clayton

On the 21 day of May, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Chad Ouzo 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,LTD.** 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: _____

Notary Public

SUKI WILLIAMS
CLAYTON COUNTY GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 20TH 2016

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 **$80,100.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Erica Allyn
Affiant

Subscribed and sworn to before me this 21 day of May, 2015.

My Commission Expires: 2-11-16

Elizabeth Maison (Seal)
Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066