RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

CASH DEED FOR TENNESSEE

FHA Case No. 483-470441

BILL GARRETT, Davidson County
Trans:T20150043833 DEEDWARR
Recvd: 06/04/15 10:07 3 pgs
Fees:18.00 Taxes:712.25
20150604-0052220

Prepared by & Return to: HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
File No HE2015-1070

This Indenture, made and entered into this 29TH 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 **DONALD RHOTEN AND STACIA RHOTEN, HUSBAND AND WIFE AS JOINT TENANTS**, 488 Lemont Drive, Nashville, TN, 37216 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 LOT 17, LIBERTY PLACE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060606-0066841, CORRECTED AT INSTRUMENT NO. 20060614-0070620, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, BY WARRANTY DEED FROM TENNESSEE HOUSING DEVELOPMENT AGENCY, DATED 02/18/2014 AND RECORDED ON 03/02/2015 IN INSTRUMENT NUMBER 20150302-0017452, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO TENNESSEE HOUSING DEVELOPMENT AGENCY, BY SUBSTITUTE TRUSTEE'S DEED FROM J. PHILLIP JONES, SUBSTITUTE TRUSTEE, DATED 11/15/2013 AND RECORDED ON 11/18/2013 IN INSTRUMENT NUMBER 20131118-0118838, SAID REGISTER'S OFFICE.

Property Address: 1561 CONSTITUTION AVE.
NASHVILLE, TN 37207

Owner's Name: DONALD RHOTEN AND STACIA RHOTEN

Owner's Address: 1561 CONSTITUTION AVE.
NASHVILLE, TN 37207

Mail Tax Bill to: PINNACLE BANK
150 THIRD AVE. SOUTH, STE. 900
NASHVILLE, TN 37201

Parcel No.: 041060A01700CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: MAY 29, 2015

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.) by Substitute Trustee's Deed dated- 02/18/14, and recorded at Instrument No. 20150302-0017452 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 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Signed, sealed and delivered in the presence of:

Keyana Marshall

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 GA
County of Clayton

On the 28th day of May, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Jonathan Duran 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 Jackson

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 **$192,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donald Riotto
Affiant

Subscribed and sworn to before me this 29 day of MAY, 2015.

My Commission Expires: 11-20-2018

(Seal)
Notary Public

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER