6/11

CASH DEED FOR TENNESSEE

FHA Case No. 483-292354

Prepared by & Return to: Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204
File Number 2015-0303

This Indenture, made and entered into this 11th day of June, 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 **Zahra Narangifard and Aliasghar Haghnegahdar** of 2213 Fox Avenue, Nashville, TN 37210 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 Unit 35, Building 5, Plan of Hickory Valley Condominiums, Phase 2, as shown on plan of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description..

Property Address:	5510 Country Dr., Apt. 35 Nashville, TN 37211
Owner's Name:	Zahra Narangifard Aliasghar Haghnegahdar
Owner's Address:	2213 Fox Avenue Nashville, TN 37210
Mail Tax Bill to:	New Owner
Parcel No.:	Map 162-09-0A Parcel 035.00 CO

BILL GARRETT, Davidson County
Trans:T20150048775 DEEDWARR
Recvd: 06/18/15 14:50 2 pgs
Fees:13.00 Taxes:195.73
20150618-0058472

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 3/13/15

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 Special Warranty Deed dated - 5/6/14, and recorded at **Instrument Number 20150311-0020657** 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, 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 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

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, LTD**

By: _____

Its: Authorized Signatory

State of GA
County of DEKALB

On the 5th day of June, 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, 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

Luiz Felipe Albuquerque
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires March 22, 2019

State of
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 **$52,900.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

CD2
Affiant

Subscribed and sworn to before me this 11th day of June 2015.

My Commission Expires: 11-6-17

(Seal)
Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY