Davidson County	DEEDWARR
Recvd: 07/09/15 11:53	4 pgs
Fees:23.00 Taxes:629.00	
20150709-0066732	

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CASH DEED FOR TENNESSEE

FHA Case No. 483-5419811-702

Prepared By & Return To:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027
File No.

This Indenture, made and entered into this 25th 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 Eric Szalacinski and Jessica Allen, Husband and Wife, their heirs and assigns, party(ies) of the second part,

Witnesseth: That for an 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 the 11th Civil District of Davidson County, Tennessee, being a part of the RL Alexander tract of 18.84 acres of part of the H. B. Chadwell tract, as of record in book 421, page 61, Register's Office for Davidson County, Tennessee, and according to copies of surveys made by H. Gee, surveyor, dated October 24, 1973, November 18, 1963 and February 20, 1964, as follows:

Beginning at a point in the westerly margin of Howse Avenue, said point being located 1554, more or less, from the center line of Neely's Bend Rd, as measure of said margin; thence with said margin of Howse Avenue, South 9 deg. 16 min. West 110 feet to a point; thence leaving said margin, North 80 deg. 44 min. west 300 feet to a point; thence North 9 deg. 16 min. East 110 feet to a point; thence South 80 deg. 44 min. East, 300 feet to the point of beginning.

Being the same property conveyed to Tennessee Housing Development Agency by substitute trustee's deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20131023-0110584 Register's Office for Davidson County, Tennessee, dated 10/18/2013 and recorded on 10/23/2013.

Being the same property conveyed to Secretary of Housing and Urban Development by warranty deed from Tennessee Housing Development Agency of record in Instrument No. 20150209-0011634 Register's Office for Davidson County, Tennessee, dated 01/23/2015 and recorded on 02/09/2015.

Property Address: 744 Howse Avenue, Madison, TN 37115

Owner's Name: Eric Szalacinski and Jessica Allen

Owner's Address: 744 Howse Avenue

Mail Tax Bill To: Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

Parcel No.: 05206010300

THIS DEED IS NOT EFFECTIVE UNTIL:

BEING the same property acquired by Tennessee Housing Development Agency pursuant to the provision 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 10/18/2013 and recorded in Instrument No. 20131023-0110584, and as subsequently conveyed to the Secretary of Housing and Urban Development by Warranty deed dated 01/23/2015 and recorded in Instrument No. 20150209-0011634, 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/she is lawfully seized in fee of the afore described real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he/she 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 PFMCo, Asset Manager of the U.S. Department of Housing and Urban Development, for an 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).

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns

By: [signature]
Its: Authorized Signatory

STATE OF GA
COUNTY OF Cobb

On the 23 day of June, 2015 before me the undersigned Notary Public of the State and County aforesaid, appeared [signature], 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 an

Authorized Signatory of PEMCO, said company being an Authorized Signatory for the **Secretary of Housing and Urban Development**, the within named bargainor, and the he/she as such Authorized Signatory being authorized to do so, 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.**

Notary Public

My Commission Expires:

SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Sworn to and subscribed before me
this 25th day of June, 2015

Notary Public
My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

