Davidson County DEEDWARR
Recvd: 08/04/15 09:01 2 pgs
Fees:13.00 Taxes:166.50
20150804-0076841

7/31

CASH DEED FOR TENNESSEE

FHA Case No. 483-350324

Prepared by & Return to: Foundation Title & Escrow Series, LLC
450 Saint Andrews Drive, Ste C
Murfreesboro, TN 37128
MFR-152596

This Indenture, made and entered into this 31st day of July, 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 **Migel Angel Salinas*** his/her/their/its heirs and assigns, party(ies) of the second part,

* UNMARRIED MAN

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:

Being Unit Number 13, Building Number 10, as shown on the Plan of Mill Creek Club, Phase I, Section I, commonly known as Hickory Hollow Condominiums, a condominium or horizontal property regime established by a Master Deed, of record in Book 4887, Page 961, as amended in Book 5000, Page 607, and Book 5101, Page 809, said Register's Office, and as shown on the plan of record in Book 4860, Page 11 and revised in Book 5050, Page 103, said Register's Office for a more complete identification and description of such Unit.

Property Address: 13 Sycamore Ct, Antioch, TN 37019

Owner's Name: Migel Angel Salinas

Owner's Address: 13 Sycamore Ct, Antioch, TN 37019

Mail Tax Bill to: 13 Sycamore Ct, Antioch, TN 37019

Parcel No.: 162160A05000CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

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-October 31, 2014 , and recorded at **Instrument No. 20150515-0044867** 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:

Olivia Melton

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**

On the 27 day of July, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Jonathan Lucas 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: 7/25/16 Keyana Marshall
Notary Public

KEYANA MARSHALL
GWINNETT COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 25, 2016

State of **Tennessee**
County of Rutherford

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 **$45,000.00**, 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 31st day of July, 2015.

My Commission Expires: 11.23.2015

Notary Public (Seal)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-20-2018

Shelly M Smith