BILL GARRETT, Davidson County
Trans:T20150070266 DEEDWARR
Recvd: 08/20/15 10:42 2 pgs
Fees:13.00 Taxes:462.93
20150820-0083976

CASH DEED FOR TENNESSEE

FHA Case No. 483-485816

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR., STE 111
NASHVILLE, TN 37220
File No ST15-347220-1545

This Indenture, made and entered into this 14TH day of AUGUST , 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 **CATHERINE BRIGID MAHONEY- CALDWELL AND RODERICK DESHAE CALDWELL, WIFE AND HUSBAND** 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

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 69 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, a Planned Unit Development of record in Instrument No. 20040407-0039587, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete an accurate description.

Being the same property conveyed to Secretary of Housing and Urban Development by Special Warranty Deed from Nationstar Mortgage, LLC dated 05/01/15 and recorded on 05/14/15 in Instrument No 20150514-0044164, said Register's Office for said county.

Property Address: 513 SCOTTS CREEK TRAIL, HERMITAGE TN 37076

Owner's Name: **CATHERINE BRIGID MAHONEY- CALDWELL AND RODERICK DESHAE CALDWELL**

Owner's Address: SAME AS ABOVE

Mail Tax Bill to: FIRST BANK

318 SEABOARD LN., STE 205

FRANKLIN, TN 37067

Parcel No.: 075120A13500CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 8/14/2015

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 05/01/15 and recorded on 05/14/15 in Instrument No 20150514-0044164, said Register's Office for said county

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:

Marisa Sills

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

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

State of **Georgia**
County of ~~**Fulton**~~ Cobb

On the 13 day of August, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Erica Allyn 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: 1-21-19

Notary Public

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 **$125,117.00**, 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 14th day of August ,2015.

My Commission Expires: _____

Stacey Denson Palmer (Seal)
Notary Public

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018
