9/25 Prepared By &
RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150083988 DEEDWARR
Recvd: 10/02/15 10:55 2 pgs
Fees:13.00 Taxes:740.00
20151002-0100391

CASH DEED FOR TENNESSEE

FHA Case No. 483-423916

Prepared by & Return to: Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

This Indenture, made and entered into this 28th day of September, 20 15, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Laziza Abdullaeva, married, part(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 part of Lot No. 21 on the Plat of George I. Waddey's Subdivision of the South Part of Horton Lots 4, 5, & 6, of record in Book 547, Page 8, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Wedgewood Avenue, corner front corner of Lots 20 and 21; thence with said line between said lots southwardly 168 feet to a point in the north line of Lot 27; thence with said line between lots 21 and 27, westwardly 50 feet to a point in the easterly margin of Bransford Avenue, thence with said margin of Bransford Avenue, northwardly 148.31 feet, more or less, to the beginning of a curve to the right having a radius of 20 feet, thence around said curve, northeastwardly 31.1 feet to a point in the southerly margin of Wedgewood Avenue, thence with said margin 30.31 feet, more or less, to the point of beginning.

Property Address: 541 Wedgewood Avenue, Nashville, TN 37203

Owner's Name: Laziza Abdullaeva

Owner's Address: 541 Wedgewood Avenue, Nashville, TN 37203

Mail Tax Bill to: Laziza Abdullaeva
541 Wedgewood Avenue, Nashville, TN 37203

Parcel No.: 10511028100

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 25, 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 deed dated April 8, 2014 and recorded at Instrument No. 20150508-0042399, 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 with and 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 Manger of the U.S. Department of Housing and Urban Development, for and on behalf of of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43, 171 (July 26, 2005).

Signed, sealed and delivered in the presence of:

X

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

By: _____
Authorized Signatory

State of ~~Atlanta~~ GA
County of ~~Fulton~~ Cobb

On the 25th day of September, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Tonetha Lugo 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: ~~NOTARY PUBLIC~~ SHARON LEE
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019

_____
Notary Public

State of Tennessee
County of Wilson

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 $200,000.00, 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 28th day of September, 2015.

My Commission Expires: May 3, 2016

_____
Notary Public / Kimie Perry

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016