BILL GARRETT, Davidson County
Trans:T20160003908 DEEDWARR
Recvd: 01/15/16 09:18 2 pgs
Fees:13.00 Taxes:305.25
20160115-0004288

CASH DEED FOR TENNESSEE

FHA Case No. 483-390321

Prepared by & Return to: Tennessee Title Services
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-1462

This Indenture, made and entered into this 4 day of January, 2016, by and between The Secretary of Housing and Urban Development or his successors, party of the first part, and **Phillip Hayse Grace and Keisha Grace**, 103 Ensley Avenue, Old Hickory, TN 37138, 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 Lot No. 83 on the plan of Rayon City Development Company Subdivision, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to the Secretary of The Department of Housing and Urban Development, by Special Warranty Deed from Bank of America, NA, dated 8/27/13 and recorded 7/9/15 in Instrument No. 20150709-0066616; and being the same property previously conveyed to Bank of America, NA, by Quitclaim Deed from the Secretary of Housing and Urban Development, dated 8/7/13 and recorded 8/12/13 in Instrument No. 20130812-0084092; and being the same property previously conveyed to The Secretary of Housing and Urban Development by Substitute Trustee's Deed from Recontrust Company, NA, as Substitute Trustee, dated 3/18/13 and recorded 4/30/13 in Instrument No. 20130430-0042980, Register's Office for Davidson County, Tennessee.
Property Address: 103 Ensley Avenue, Old Hickory, TN 37138

Owners Name: Phillip Hayse Grace

Owners Address: 103 Ensley Avenue, Old Hickory, TN 37138

Mail Tax Bill To: New Owner

Parcel No.: 044-05-0-127.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 1/4/2016

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-_____, and recorded at Instrument No. _____ in the Register's Office of_____ 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:

_____

_____

The Secretary of Housing and Urban Development
and/or his/her successors and/or assigns
By: **OFORI & Associates, PC**

By: Ameer Drake

Its: Authorized Signatory

State of GA
County of Fulton

On the 29th day of December, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Ameer Drake 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 **OFORI & Associates, PC,** 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: 11-13-19

Notary Public

OFFICIAL SEAL
JODI M. BROUSSARD
Notary Public, Georgia
COBB COUNTY
My Commission Expires
NOVEMBER 13, 2019

State of TN
County of Williamson

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 **$82,500.00**, 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 4 day of January, 2015.

My Commission Expires: 6.19.2018

Notary Public

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 19, 2018
(Seal)