i/22

# CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20160007107 DEEDWARR
Recvd: 01/27/16 11:18 2 pgs
Fees:13.00 Taxes:462.50
20160127-0007823

**FHA Case No. 483-355187**

Prepared by & Return to: Tennessee Title Services
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-1817G

**This Indenture,** made and entered into this 22nd day of January, 2016, by and between, The Secretary of Housing and Urban Development of Washington, D.C., or its successors, party of the first part, and **Brandon L. Williams,** 3121 Barksdale Harbor Drive, Nashville, TN 37214 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 Hickman, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 294 on the Plan of River Trace Estates, Phase 2, Section 6, recorded as Instrument Number 20010605-0058138, 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 Secretary of Housing and Urban Development by Warranty Deed from Tennessee Housing Development Agency, dated 8/13/15 and recorded 8/31/15 in Instrument Number 20150831-0087812, Register's Office for Davidson County, Tennessee.
Prior Sources of Title: BEING the same property previously conveyed to Tennessee Housing Development Agency by J. Phillip Jones, Substitute Trustee, dated 1/8/15 and recorded 1/12/15 in Instrument Number 20150112-0003091; J. Phillip Jones was appointed as Substitute Trustee by instrument dated 3/21/13 and recorded 3/28/13 in Instrument Number 20130328-0030768, pursuant to default on a Deed of Trust executed by Raymonda Robertson, unmarried in Instrument Number 20050517-0055646; previously conveyed to Raymonda Robertson, unmarried, by Warranty Deed from Jeff M. Bourne and Lela A. Bourne, husband and wife, dated 5/16/05 and recorded 5/17/05 in Instrument Number 20050517-0055645, Register's Office for Davidson County, Tennessee.

Property Address: 3121 Barksdale Harbor Drive, Nashville, TN 37214

Owners Name: Brandon L. Williams

Owners Address: 3121 Barksdale Harbor Drive, Nashville, TN 37214

Mail Tax Bill To: New Owner

Parcel No.: 062-02-0A-322.00 CO

**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-_____, and recorded at Book _____, Page _____, 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:

Luiz Albuquerque

**The Secretary of Housing and Urban Development**
and/or his/her successors and/or assigns
By: **PEMCO Limited**

By: _____

Its: Authorized Signatory

State of **Georgia**
County of ~~Fulton~~ Gwinnett

On the 21 day of Jan, 2016, before me the undersigned Notary Public of the State and County aforesaid, appeared Scott-Duso 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

Notary Public KEYANA MARSHALL

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

State of **Tennessee**
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 **$125,000.00** 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 22nd day of January, 2016.

My Commission Expires: 1-8-19

Tracey Perry (~~Seal~~)

Notary Public

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019