2/22

CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans: T20160015447 DEEDWARR
Recvd: 02/25/16 09:49 2 pgs
Fees: 13.00 Taxes: 595.70
20160225-0017900

FHA Case No. 483-271611

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR., STE 111
NASHVILLE, TN 37220
File No ST15-37129-3485

This Indenture, made and entered into this 22nd day of FEBRUARY , 2016, 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 **JUAN PEDROZA TEJEDA AND MARIA JOSEFINA TAMAYO DE PEDROZA, HUSBAND AND WIFE** 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

Land in Davidson County, Tennessee, being Lot No. 44 on the plan of Kimbolton, Phase I, of record in Plat Book 6900, page 276, 277 and 278, amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Secretary of Housing and Urban Development from Recontrust Company, N.A., Substitute Trustee (as appointed in Instrument No. 20120723-0064420) by Substitute Trustee's Deed dated October 17, 2012 and of record in Instrument No. 20151208-0123503, Register's Office for Davidson County, Tennessee..

Property Address:	1525 JOE PYRON DRIVE, MADISON TN 37115
Owner's Name:	**JUAN PEDROZA TEJEDA AND MARIA JOSEFINA TAMAYO DE PEDROZA**
Owner's Address:	SAME AS ABOVE
Mail Tax Bill to:	SAME AS ABOVE
Parcel No.:	05313004000

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 02/22/2016

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 October 17, 2012 and of record in Instrument No. 20151208-0123503, 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 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:

Alivia Miller

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

State of **Georgia**
County of ~~Fulton~~ DeKalb

On the 17th day of February, 2016, before me the undersigned Notary Public of the State and County aforesaid, appeared [illegible] 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: _____

Notary Public

Luiz Felipe Albuquerque
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires March 22, 2019

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 **$161,000.00**, 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 February, 2016.

My Commission Expires: _____

Notary Public (Seal)

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066