1/25

CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 03/03/16 16:08 3 pgs
Fees:18.00 Taxes:314.65
20160303-0020762

FHA Case No. 483-379226

Prepared by & Return to: Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204
File Number 2016-0126

This Indenture, made and entered into this 25th 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 **Wanda Williams** of 1804 Brookevalley Dr, Mt. Juliet, TN 37122, her 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the East 50 feet of Lot No. 6, of Block H, on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the North side of DuPont Avenue and runs back between parallel lines 165.5 feet to an alley.

Property Address: 415 Dupont Ave,
Madison, TN 37115

Owner's Name: Wanda Williams

Owner's Address: 1804 Brookevalley Dr.
Mt. Juliet, TN 37122

Mail Tax Bill to: New Owner

Parcel No.: Map 043-09-0 Parcel 196.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 2/25/16

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 Special Warranty Deed dated - 5/6/14, and recorded at **Instrument Number 20151223-0129273** in the Register's Office of **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 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Signed, sealed and delivered in the presence of:

Alivia Mellon

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 GA
County of DeKalb

On the 9th day of February, 2016, before me the undersigned Notary Public of the State and County aforesaid, appeared Sonia Rivas 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 **$85,041.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 25th day of February 2016.

My Commission Expires: 11.6.17

Notary Public (Seal)

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE