3/11

BILL GARRETT, Davidson County
Trans:T20160021916 DEEDWARR
Recvd: 03/17/16 11:23 3 pgs
Fees:18.00 Taxes:191.11
20160317-0025388

# CASH DEED FOR TENNESSEE

**FHA Case No. 483-375147**

Prepared by & Return to: Tennessee Title Services LLC
112 Center Point Dr Suite A
Clarksville, TN 37040
16-0070C

**This Indenture,** made and entered into this 11th day of March, 2016, by and between Julián Castro, The Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and **Ian Preble**, 305 Hillman Drive, Clarksville, TN, 37040 his 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:

ATTACH LEGAL DESCRIPTION

See Attached

Property Address: 2929 Selena Drive #F98
Nashville, TN 37211

Owner's Name: Ian Preble

Owner's Address: 305 Hillman Drive
Clarksville TN 37040

Mail Tax Bill to: 2929 Selena Dr #F98
Nashville Tn 37211

Parcel No.: 119-14-0-A-098.00

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 11, 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 Special Warranty Deed dated August 21, 2015, and recorded on January 8, 2016 at Instrument No. 20160108-0002152 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 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:

Alicia Miller

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

By: _____

Its: Authorized Signatory

State of GA
County of Cobb

On the 4th day of March, 2016, before me the undersigned Notary Public of the State and County aforesaid, appeared Jonathan Quinn 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: 6/7/2019

Notary Public

JUDSON ARNOLD NOTARY PUBLIC COBB COUNTY, GEORGIA
My commission expires June 7, 2019

State of **Tennessee**
County of Montgomery

I 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 **$51,650.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Megan West
Affiant

Subscribed and sworn to before me this 13th day of March, 2016.

My Commission Expires: 2/18/20

(Seal)
Notary Public

SYDNEY WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

## EXHIBIT "A"

## LEGAL DESCRIPTION

File No.: 16-0070C

Commitment No.: 16-0070C

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 98 ON THE SITE PLAN OF KINGSWOOD CONDOMINIUMS OF RECORD IN PLAT BOOK 5200, PAGE 520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF KINGSWOOD CONDOMINIUMS AS SET FORTH IN EXHIBIT "C" OF THE MASTER DEED ESTABLISHING KINGSWOOD CONDOMINIUMS, AS AMENDED IN BOOK 6058, PAGE 322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING the same property conveyed to Tara Godwin, unmarried and Charles L. Godwin and wife, Sue E. Godwin, as tenants-in-common with full right of survivorship by Warranty Deed from Carolyn Strickland Stewart, married, dated 7/31/07 and recorded on 8/3/07 as Instrument No. 20070803-0092677, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Selene Finance LP by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, dated 2/26/15 and recorded on 3/9/15 as Instrument No. 20150309-0019890, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Secretary of Housing and Urban Development by Special Warranty Deed from Selene Finance LP, dated 8/21/15 and recorded on 1/8/16, as Instrument No. 20160108-0002152, Register's Office for Davidson County, Tennessee.