BILL GARRETT, Davidson County
Trans:T20160029933 DEEDWARR
Recvd: 04/13/16 10:28 2 pgs
Fees:13.00 Taxes:241.43
20160413-0035320

# CASH DEED FOR TENNESSEE

FHA Case No. 483-416009

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR. STE 111
NASHVILLE, TN 37220
FILE: ST16-37220-0498

**This Indenture,** made and entered into this 8 day of APRIL, 2016, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and TRACEY C. PECHER, SINGLE ,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:

Being: Land in Davidson County, Tennessee, being Lot 12A, Zone Lot Division of Lots 9, 12, 17, 19, 20 and 21, Cooper Lane Estates, of record in Book 6900, page 210, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to the Secretary of Housing and Urban Development from Bank of America, N.A. by Special Warranty Deed dated December 17, 2015 and of record in Instrument No. 20160121-0006345, Register's Office for Davidson County, Tennessee.

Property Address: 2345 ~~2345~~ COOPER TERRACE
NASHVILLE, TN 37216

Owner's Name: TRACEY C. PECHER

Owner's Address: 2345 ~~2345~~ COOPER TERRACE
NASHVILLE, TN 37216

Mail Tax Bill to: USAA FEDERAL SAVINGS BANK
10750 MCDERMOTT FREEWAY
SAN ANTONIO, TX 78288

Parcel No.: 07039023600

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** 4-8-2016

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 deed dated 12/17/2015, and recorded at Book 20160121-0006345, Page _____ 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 afore described 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 HomeTelos, LP, 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. 43, 171 (July 26, 2005).

Signed, sealed and delivered in the presence of:

The Secretary of Housing and Urban Development of Washington, DC, and his/her successors and/or assigns
HomeTelos, LP as Asset Manager
Contractor for C OPC-23632
By: HomeTelos, LP

For HUD by:
Christie Perry, Assistant Closing Manager
By:
Authorized Signatory

State of Tennessee
County of Davidson

On the 6 day of April, 2016 before me the undersigned Notary Public of the State and County aforesaid, appeared Christie Perry 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 HomeTelos, LP, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainers, 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: 1/9/18

Notary Public

DEBBIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of ~~Davidson~~ Sumner

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 $ 65,250.00 , 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 12th day of April, 2016.

My Commission Expires: SEP 2 0 2016

(Seal)

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.