CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 04/25/16 11:10 3 pgs
Fees:18.00 Taxes:405.43
20160425-0039844

FHA Case No. 483-422382

Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

This Indenture, made and entered into this 22nd day of April, 2016, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Robert Ouellet , a single person 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 Davidson, State of Tennessee, to wit:

Being:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOCATED IN THE 4TH CIVIL DISTRICT BEING LOT NO. 77 ON THE PLAN OF SCENIC VIEW SUBDIVISION, NOT OF RECORD AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF HAVRON AVENUE, AT THE CORNER OF LOTS NOS. 77 AND 78, THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHEASTERLY 163 FEET TO A POINT; THENCE NORTHWESTERLY 91.8 FEET TO THE CORNER OF LOT NO. 76: THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWESTERLY 165.2 FEET TO THE NORTHEASTERLY MARGIN OF HAVRON AVENUE; THENCE WITH THE MARGIN OF SAME, SOUTHEASTERLY 95.7 FEET TO THE POINT OF BEGINNING.

Property Address: 107 Scenic View Rd
Old Hickory, TN 37138

Owner's Name: Robert Ouellet

Owner's Address: 636 Weatherbeaten Place
Hermitage, TN 37076

Mail Tax Bill to: Owner at Property Address

Parcel No.: 04405002100

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 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 deed dated November 24, 2015, and recorded at Instrument No. 20160208-0011619 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 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 70 Fed. Reg. 43, 171 (July 26, 2005).

Signed, sealed and delivered in the presence of:

X _____

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

By: _____
Authorized Signatory

State of GA
County of DeKalb

On the 19th day of April, 2016, before me the undersigned Notary Public of the State and County aforesaid, appeared Jonathan Lima 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: _____

_____
Notary Public
Luiz Felipe Albuquerque
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires March 23, 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 $109,575.00, 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 20th day of April, 2016.

My Commission Expires: 7.3.17

_____
(Seal)
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019