CASH DEED FOR TENNESSEE

FHA Case No. 483-354432

Prepared by & Return to: Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This Indenture, made and entered into this 25th day of April, 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 **Shawn Rohan**, 1501 Forest Garden Drive, Brentwood, TN 37027 his/her/their/its heirs and assigns, party(ies) of the second part,

Witnesseth: That for and in consideration of the sum of One Dollars ($1.00), 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:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Gatewood, Section 3 of record in Plat Book 475, Page 49 and 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica L. Burton and husband Leonard C. Burton by Warranty deed from Cooper R. Smith, III and wife, Carol R. Smith of record in Instrument No. 20050405-0036674 Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on April 5, 2005.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20141208-0112021 Register's Office for Davidson County, Tennessee, dated December 4, 2014 and recorded on December 8, 2014.

Being the same property conveyed to Secretary of Housing and Urban Development by Warranty deed from Tennessee Housing Development Agency of record in Instrument No. 20160203-0010449 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on February 3, 2016.

This is improved property also known as 312 Janette Avenue Goodlettsville, TN 37072.

Owner Name: Shawn Rohan

Owner Address: 1501 Forest Garden Drive
Brentwood, TN 37027

Mail Tax Bills To: Owner

Parcel No.: 033-08-0-129-00

BILL GARRETT, Davidson County
Trans:T20160034807 DEEDWARR
Recvd: 04/27/16 15:23 2 pgs
Fees:13.00 Taxes:323.75
20160427-0041191

THIS DEED IS NOT TO BE IN EFFECT UNTIL: APRIL 25, 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 Substitute Trustee's Deed dated December 4, 2014, and recorded at Instrument No. 20141208-0112021 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:

Asia Hardy

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 **Georgia**
County of ~~**Fulton**~~ Cobb

On the 20 day of April, 2016, before me the undersigned Notary Public of the State and County aforesaid, appeared _____ 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: _____

_____
Notary Public

SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 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 **$87,500.00**, 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 ___ day of April, 2016.

My Commission Expires: 7-2-18

_____ (Seal)
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018