Davidson County	DEEDWARR
Recvd: 04/28/16 09:02	3 pgs
Fees:18.00 Taxes:333.00	
20160428-0041299	

CASH DEED FOR TENNESSEE

FHA Case No. 483-360959

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR., STE 111
NASHVILLE, TN 37220
File No ST16-37067-0222

This Indenture, made and entered into this 26TH day of APRIL , 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 **WILLIAM BLAKE BRANCH, SINGLE MAN** his/her/their/its 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:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 18 on the Plan of Hickory Place Townhouses, a Planned Unit Development, as shown on plat of record in Book 11190, Page 54, Register's Office of said County, to which reference is hereby made for a more particular desciption.

Being the same property conveyed to the Secretary of Housing and Urban Development by Special Warraanty Deed from US Bank National Association dated 12/16/15 of record in Instrument No. 201512300131324, Register's Office of Davidson County, Tennessee.

Property Address: 2962 Baby Ruth Lane, Unit 18. Antioch TN 37013

Owner's Name: William Blake Branch

Owner's Address: 2962 Baby Ruth Lane, Unit 18. Antioch TN 37013

Mail Tax Bill to: F&M Bank

50 Franklin St. Clarksville TN 37040

Parcel No.: 163110D01800CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 04/26/2016

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 Substitute Trustee's Deed , dated 12/16/15 of record in Instrument No. 201512300131324, 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 70 Fed. Reg. 4837-D-57 (July 25, 2005).

Signed, sealed and delivered in the presence of:

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 **Georgia**
County of ~~**Fulton**~~ DEKALB

On the 20th day of APRIL, 2016, before me the undersigned Notary Public of the State and County aforesaid, appeared Jonathan 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 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 **$90,000.00**, 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 27th day of April ,2016.

My Commission Expires: SEP 20 2016

_____ (Seal)
Notary Public

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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019 June

Notary's Seal (if on paper)

