4/25

CASH DEED FOR TENNESSEE

FHA Case No. 483-519372

BILL GARRETT, Davidson County
Trans:T20160036646 DEEDWARR
Recvd: 05/03/16 13:03 2 pgs
Fees:13.00 Taxes:451.40
20160503-0043510

Prepared by & Return to: Limestone Title and Escrow, LLC
3173 S. Church Street
Murfreesboro, TN 37127

This Indenture, made and entered into this 25th day of April, 2016, by and between Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and **Jacqueline F. Cooper, an unmarried woman,** her heirs and assigns, party 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 of the second part, the following described real estate situate, lying and being in the County of Rutherford, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 128, on the Plan of Section Seven Village By The Creek, of record in Book 6250, Page 439, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Property Address: 3749 Brickmont Drive, Nashville, TN 37207

Owner's Name: Jacqueline F. Cooper

Owner's Address: 3749 Brickmont Drive, Nashville, TN 37207

Mail Tax Bill to: Same address as new owner

Parcel No.: 050 11 0 080.00

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 Deed dated 08/17/2015 and recorded on 12/29/2015, in Instrument No. 20151229-0130315, 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 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 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:

Edcie Hairston

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~~ DeKalb

On the 19th 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 an 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

Luiz Felipe Albuquerque
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires March 22, 2019

State of **Tennessee**
County of Rutherford

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 **$122,000.00**, 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 25th day of April, 2016.

My Commission Expires: 8/18/18

_____ (Seal)
Notary Public

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY