Davidson County DEEDWARR
Recvd: 05/20/16 09:58 3 pgs
Fees:18.00 Taxes:536.50
20160520-0050656

CASH DEED FOR TENNESSEE

FHA Case No. 483-489079

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR., STE 111
NASHVILLE, TN 37220
File No ST16-37220-0881

This Indenture, made and entered into this 18TH day of MAY , 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 **ASHLEY JANENE UTZMAN,** _____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

Property located in the County of Davidson, Tennessee:

Being Lot No. 96, on the Plan of Cobb's Subdivision of Lot Number 6, of the Harding Bosley Tract, of record in Plat Book 161, Page 155, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to the Secretary of Housing and Urban Development from Tennessee Housing Development Agency, by Special Warranty Deed dated December 14, 2015 of record in Instrument No. 20160224-0017345, Register's Office for Davidson County, Tennessee.

Property Address: 2502 OSAGE STREET NASHVILLE TN 37208

Owner's Name: ASHLEY JANENE UTZMAN

Owner's Address: SAME AS ABOVE

Mail Tax Bill to: AMERISBANK
1800 PARKWAY PLACE, STE 820
MARIETTA, GA 30067

Parcel No.: 08110016200

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 5-18-2016

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 December 14, 2015 of record in Instrument No. 20160224-0017345, Register's Office for 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:

Tina L Richardson

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

By: Asia Hardy

Its: Authorized Signatory

State of **Georgia**
County of **Fulton** Cobb

On the 12 day of May, 2016, before me the undersigned Notary Public of the State and County aforesaid, appeared Asia Hardy 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: 1.21.19

Notary Public

SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 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 **$145,000.00**, 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 19th day of May ,2016.

My Commission Expires: 12-18-17

Rebecca Maw (Seal)
Notary Public

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
Notary' Seal (if on paper)

