DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20160050330 DEEDWARR
Recvd: 06/14/16 12:05 3 pgs
Fees:18.00 Taxes:444.00
20160614-0060155

FHA Case No. 483-453051

Prepared by & Return to: Vanderpool & Pearman
256 Seaboard Lane G-104
Franklin, TN 37069
16-8212

This Indenture, made and entered into this _____ day of June, 2016, by and between Richard B. Batts, The Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and **Richard B. Batts**, 4800 Trenton Drive, Hermitage, TN 37076 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 of Davidson, State of Tennessee, to wit:

ATTACH LEGAL DESCRIPTION

Property Address: 4800 Trenton Drive
Hermitage, TN 37076

Owner's Name: The Secretary of Housing and Urban Development

Owner's Address: 40Marietta Street
Atlanta, GA 30303

Mail Tax Bill to: Renasant Bank
2001 Park Plave North, Ste. 650
Birmingham, AL 35203

Parcel No.: 075-08-0A.114.00 CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL:

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 March 17, 2016, and recorded at Instrument No. 20160317-0025208 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:

Tina Richardson

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: **PEMCO Limited**
By: Asea Hardy
Its: Authorized Signatory

State of **Georgia**
County of ~~Fulton~~ Gwinnett

On the 10 day of June, 2016, before me the undersigned Notary Public of the State and County aforesaid, appeared Asea 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 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: 7/25/16

Notary Public

KEYANA MARSHALL
GWINNETT COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 25, 2016

State of **Tennessee**
County of Williamson

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 **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 13rd day of June, 2016.

My Commission Expires: 9-20-2017

Notary Public (Seal)

file # 16-8212 BATTS JV LG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1, BROOKE CASTLE, as shown on plat of record in Plat Book 6250, Page 691, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kimberly Kimbro and Barbara Barnett by Warranty Deed recorded June 17, 2005, at Instrument No 20050617-0069617 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, recorded on the 17th day of March, 2016 in Instrument No. 20160317-0025208, in the Register's Office of Davidson County, Tennessee.