CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 06/20/16 08:31 2 pgs
Fees:13.00 Taxes:333.00
20160620-0062066

FHA Case No. 483-396413

Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

This Indenture, made and entered into this 16th day of June, 2016, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Sameh Ghatas , a single person 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 Davidson, State of Tennessee, to wit:

Being:
Land in Davidson County, Tennessee, being Lot No. 73-B, on the plat of Zone Lot Division Harbor Gate Subdivision, Section 2, Lots 73, 74, and 75, as of record in Plat Book 6900, Page 297, Register's Office for said County, which amends the Plat of Harbor Gate, Section 2, as of record in Plat Book 6250, Page 33, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Property Address: 573 Castlegate Dr

Nashville, TN 37217

Owner's Name: Sameh Ghatas

Owner's Address: 1820 Olive Circle

Nashville, TN 37217

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 13614023700

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 16, 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 deed dated December 21, 2015, and recorded at Instrument No. 20160310-0022940 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 70 Fed. Reg. 43, 171 (July 26, 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 Limited

By: _____
Authorized Signatory

State of GA
County of Cobb

On the 14 day of June 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 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 corporation by himself/herself as an authorized signatory.

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 $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.

Sameh Ghatas
Affiant

Subscribed and sworn to before me this 16 day of June, 2016.

My Commission Expires: 9-10-18

Ashlee D Page
(Seal)
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Veronikia Cunningham a notary public for this county and state, Ashlee D Page 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: 9/25/19

VERONIKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019