BILL GARRETT, Davidson County
Trans:T20110059503 DEEDWARR
Recvd: 09/26/11 10:37 2 pgs
Fees:13.00 Taxes:299.70
20110926-0074171

# CASH DEED FOR TENNESSEE

FHA Case No. 483-427602

Prepared by & Return to: Fearnley & Califf, PLLC - Nashville
25 Century Blvd, Suite 212
Nashville, TN 37214

**This Indenture,** made and entered into this **20th day of September, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Elizabeth Janzen-Drewitt** , and **John Drewitt** as a married couple her 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, of record in Instrument Number 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Property Address: 432 Scotts Creek Tr
Hermitage, TN 37076

Owner's Name: **Elizabeth Janzen-Drewitt**
**John Drewitt**
Owner's Address: 1889 Rothesay St.,

Winnipeg Manitoba R2G 3B9, Canada

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 075120A10700CO
**THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 20, 2011**

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 **April 1, 2011**, and recorded at **Instrument No. 20110427-0032051** 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, her 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 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 HomeTelos, LP, 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: HomeTelos, LP

By: HomeTelos, LP as Asset Manager
Authorized Signatory for C-OPC-23632

For HUD by:
Ron Hutchison Senior Project Manager

State of TN
County of Davidson

On the 16th day of Sept, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared RON HUTCHISON 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 HomeTelos, LP, 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: 6/18/13

Notary Public

ROBBIE L. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 **$81,000.00**, 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 20th day of September, 2011.

My Commission Expires: 5/8/12

(Seal)
Notary Public

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

When recorded, please return to
Realty Title and Escrow Co., Inc.
599 Sam Ridley Pkwy, Ste 103
Smyrna, TN 37167