BILL GARRETT, Davidson County
Trans:T20120019245 DEEDWARR
Recvd: 03/16/12 10:58 3 pgs
Fees:18.00 Taxes:684.50
20120316-0022667

CASH DEED FOR TENNESSEE

FHA Case No. 483-328821

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

This Indenture, made and entered into this **14th day of March, 2012**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Yolanda D. Martin** , Unmarried 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:

See Attached Exhibit A:

Property Address: 1233 Brentwood Highlands Dr.
Nashville, TN 37211

Owner's Name: **Yolanda D. Martin**

Owner's Address: 2108 Quail Ridge Dr.

Nashville, TN 37207

Mail Tax Bill to: F&M Bank
50 Franklin St., Clarksville, TN 37040

Parcel No.: 172040A025.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 14, 2012

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 **November 4, 2011**, and recorded at **Instrument No. 20111216-0098317** 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 Ofori & Associates, PC, 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: Ofori & Associates, PC

By: _____
Authorized Signatory

State of GA
County of Fulton

On the 8 day of March, 2012, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wachtel, III 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 Ofori & Associates, PC, 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: 1-26-16

_____
Notary Public

JACQUELINE YVETTE KING NOTARY PUBLIC MY COMMISSION EXPIRES JANUARY 26, 2016 FULTON COUNTY, GEORGIA

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 **$185,000.00**, 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 14th day of March, 2012.

My Commission Expires: _____

_____
(Seal)
Notary Public

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 70 ON THE PLAN OF PHASE ONE, HIGHLANDS OF BRENTWOOD (FORMERLY BRENTWOOD HIGHLANDS) OF RECORD IN BOOK 9700, PAGE 857, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS CONTAINED IN BOOK 11189, PAGE 612; BOOK 11356, PAGE 815 AND BOOK 11629, PAGE 906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 7461, PAGE 773, REGISTER'S OFFICE FOR SAID COUNTY.

EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 7461, PAGE 805, REGISTER'S OFFICE FOR SAID COUNTY.

EASEMENT FOR BELL SOUTH OF RECORD IN BOOK 11608, PAGE 467, REGISTER'S OFFICE FOR SAID COUNTY.

QUITCLAIM DEEDS FOR OPEN SPACE OF RECORD IN BOOK 11629, PAGE 909 AND INSTRUMENT NO. 200004070035205, REGISTER'S OFFICE FOR SAID COUNTY.

HOMEOWNERS' ASSOCIATION CHARTER OF RECORD IN BOOK 11595, PAGE 872, REGISTER'S OFFICE FOR SAID COUNTY.

BY-LAWS OF RECORD IN BOOK 11356, PAGE 840, REGISTER'S OFFICE FOR SAID COUNTY.