# CASH DEED FOR TENNESSEE

FHA Case No. 483-395820

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

**This Indenture,** made and entered into this **23rd day of April, 2012**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Nathaniel Champion** , Unmarried 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:

See Attached Exhibit A:

Property Address: 5072 Preserve Blvd.
Antioch, TN 37013

Owner's Name: **Nathaniel Champion**

Owner's Address: 660 Bell Rd. #1512
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20120030100 DEEDWARR
Recvd: 04/25/12 09:08 3 pgs
Fees:18.00 Taxes:429.20
20120425-0035259

Mail Tax Bill to: Owner at Property Address

Parcel No.: 175060A07000CO

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 23, 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 **February 6, 2012**, and recorded at **Instrument No. 20120223-0015877** 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 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 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

Home Telos, LP as Asset Manager
Contractor for C-OPC-23632

By: _____
Authorized Signatory

For HUD by:
Ron Hutchison, Senior Project Manager

State of TN
County of Davidson

On the 18th day of April, 2012, 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 **$116,000.00**, 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 23rd day of April, 2012.

My Commission Expires: 11-4-13

(Seal)
Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

# EXHIBIT A

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING ALL OF LOT NO. 124, ON THE PLAN OF FINAL PLAT, SECTION I, THE PRESERVE AT OLD HICKORY, "CLUSTER LOT SUBDIVISION", ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20060824-0104545, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NO. 20060824-0104548; AND IN INSTRUMENT NO. 20061208-0152023; EASEMENT TO TENNESSEE TELEPHONE COMPANY OF RECORD IN INSTRUMENT NO. 20061013-0127087; EASEMENT TO COLONIAL PIPELINE OF RECORD IN BOOK 4542, PAGE 131; IN BOOK 3616, PAGE 453; IN BOOK 3570, PAGE 13, AND IN BOOK 3571, PAGE 599; EASEMENT TO FIRST SUBURBAN WATER DISTRICT OF RECORD IN BOOK 4453, PAGE 154; TRANSMISSION LINE EASEMENTS OF RECORD IN BOOK 4425, PAGE 582, AND IN BOOK 2346, PAGE 378; DECLARATION OF TAKING TO UNTIED STATES OF AMERICA (TVA) OF RECORD IN BOOK 11335, PAGE 609, AND IN INSTRUMENT NO. 20021017-0127952; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20041103-0132562; CHARTER OF HOMEOWNER'S ASSOCIATION OF RECORD IN INSTRUMENT NO. 20060824-0104548; EASEMENT TO TDS TELECOM OF RECORD IN INSTRUMENT NO. 20061013-0127208; AND TO ANY AND ALL MATTERS SHOWN ON SAID PLAT AND SURVEY OF RECORD IN INSTRUMENT NO. 200608240104545; ALL OF SAID REGISTER'S OFFICE.