BILL GARRETT, Davidson County
Trans:T20120038873 DEEDWARR
Recvd: 05/29/12 09:20 3 pgs
Fees:18.00 Taxes:318.20
20120529-0045880

CASH DEED FOR TENNESSEE

FHA Case No. 483-327306-1

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

This Indenture, made and entered into this 15th day of May, 2012, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Catherine Sabala-King , Married 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: 3405 Old Anderson Road Unit 213
Antioch, TN 37013

Owner's Name: Catherine Sabala-King

Owner's Address: 4382 Windsor Oaks Cr.

Marietta, GA 30066

Mail Tax Bill to: Owner at Property Address

Parcel No.: 136150A05400CO
THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 15, 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 December 20, 2011, and recorded at Instrument No. 20120112-0003377 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 The Secretary of Housing and Urban Development of

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: _____ Dustin M. Forehand
Authorized Signatory — As HUD's Designated Agent

State of Georgia
County of Fulton

On the 8 day of May, 2012, before me the undersigned Notary Public of the State and County aforesaid, appeared Destin Forehand 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: 11/8/14

Notary Public

KATINA W PERRY — MY COMMISSION EXPIRES NOV. 8 2014 — PAULDING CO., GEORGIA — NOTARY PUBLIC

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 $86,000.00, 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 15th day of May, 2012.

My Commission Expires: 11-3-15

(Seal)
Notary Public

ELIZABETH WHEELER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT A

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54, UNIT 213 ON THE PLAN OF FIRST REVISION TO PHASE 2, FINAL PLAT OF WATERCREST TOWNHOMES, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON PLAT OF RECORD IN BOOK 11190, PAGE 81, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SUBJECT TO HOA CHARTER OF RECORD IN BOOK 10788, PAGE 546; LETTERS TO METRO PLANNING COMMISSION OF RECORD IN BOOK 10821, PAGE 131 AND BOOK 10822, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 11433, PAGE 449; RIGHT-OF-WAY EASEMENT OF RECORD IN BOOK 2241, PAGE 139 AND BOOK 2875, PAGE 299 (PARTIAL RELEASE OF RECORD IN BOOK 4438, PAGE 711), CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NUMBER 20000222-0017014, ALL BEING OF RECORD, REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 10788, PAGE 533 AND BOOK 11158, PAGE 931, REGISTER'S OFFICE FOR SAID COUNTY.
SUBJECT TO BY-LAWS OF RECORD IN BOOK 10788, PAGE 591, REGISTER'S OFFICE FOR SAID COUNTY.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UINSATISFACTORY WHEN RECEIVED