BILL GARRETT, Davidson County
Trans:T20120059909 DEEDWARR
Recvd: 08/13/12 10:21 3 pgs
Fees:18.00 Taxes:329.30
20120813-0072071

CASH DEED FOR TENNESSEE

FHA Case No. 483-374659

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

This Indenture, made and entered into this **1st day of August, 2012**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Selena Catalogne** , Married his/her their 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: 648 Piccadilly Row
Antioch, TN 37013

Owner's Name: Selena Catalogne

Owner's Address: 6929 Highland Park Dr.

Nashville, TN 37205

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 149020B02200CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 1, 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 27, 2012, and recorded at Instrument No. 20120503-0038154 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 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 30 day of July, 2012, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade 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: 11/8/14

_____
Notary Public

KATINA W PERRY NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 8 2014 PAULDING CO., 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 **$89,000.00**, 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 1ST day of August, 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

This property is known as: 648 Piccadilly Row, Antioch, Tennessee, 37013, Davidson County.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

land in Davidson County, Tennessee, being lot Number 73 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, Pages 92,93, and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Subject to Restrictive Covenants of record in Book 6236, Page 683, as amended in Book 6295, Pages 503 thru 602, Book 6300, Pages 409, 431, and 439, Book 6355, Page 322, Book 6306, Page 833, Book 6496, Pages 100, 107, and 114, Book 6518, Pages 184 and 190, Register's Office for Davidson County, Tennessee.

Subject to DCCR of record in Book 8082, Page 329, as amended in Book 8083, Page 386, Register's Office for Davidson County, Tennessee.

Subject to Charter of the Homeowner's Association of record in Book 6300, Page 423, as amended in Book 6295, Pages 548, 556, and 564, and Book 7288, Page 963, Register's Office for Davidson County, Tennessee