CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 11/16/12 12:57 4 pgs
Fees:23.00 Taxes:129.50
20121116-0105997

FHA Case No. 483-312180

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

This Indenture, made and entered into this 14th day of November, 2012, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Patrick Miranda , Married 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: 300 Duling Ave.
Madison, TN 37115

Owner's Name: Patrick Miranda

Owner's Address: 82 Brookwood Terrace

Nashville, TN 37205

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 04309032000

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 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 June 12, 2012, and recorded at Instrument No. 20120716-0062053 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 8 day of November, 2012, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade II 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 FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 26, 2016

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 $35,000.00, 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 November, 2012.

My Commission Expires: _____

_____
(Seal)
Notary Public

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

EXHIBIT A

BEING LOT NO. 2, OF BLOCK "L" ON THE MAP OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF KATE STREET AND DULING AVENUE; THENCE WITH THE EASTERLY MARGIN OF KATE STREET SOUTHWARDLY 100 FEET TO THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 165 FEET; THENCE AT RIGHT ANGLES NORTHWARDLY 21 FEET TO THE SOUTHWEST CORNER OF LOT NO. 1, CONTINUING IN THE SAME DIRECTION AND WITH THE LINE BETWEEN LOTS NOS. 1 AND 2, 79 FEET, IN ALL 100 FEET TO THE SOUTHERLY MARGIN OF DULING AVENUE; THENCE WITH SAME WESTWARDLY 165 FEET TO THE BEGINNING. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND. BEING PART OF LOT NO. 2 OF BLOCK "L" ON THE MAP OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 82.5 FEET EAST OF THE SOUTHEAST CORNER OF KATE STREET AND DULING AVENUE, WHICH POINT IS IN THE SOUTHERLY MARGIN OF DULING AVENUE; THENCE FROM SAID BEGINNING POINT SOUTHWARDLY 100 FEET TO A POINT IN THE COMMON LINE OF LOTS 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 82.5 FEET; THENCE AT RIGHT ANGLES NORTHWARDLY 21 FEET TO THE SOUTHWEST CORNER OF LOT 1, CONTINUING IN THE SAME DIRECTION AND WITH THE LINE BETWEEN LOTS 1 AND 2, 79 FEET IN ALL A TOTAL OF 100 FEET TO THE SOUTHERLY MARGIN OF DULING AVENUE; THENCE WITH THE SAME WESTWARDLY 82.5 FEET TO THE BEGINNING.

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.