BILL GARRETT, Davidson County
Trans:T20120090149 DEEDWARR
Recvd: 11/27/12 10:32 3 pgs
Fees:18.00 Taxes:277.50
20121127-0108705

# CASH DEED FOR TENNESSEE

FHA Case No. 483-400365

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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 Nader S. Bahri and Farnaz Niknejad , as a Married Couple 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: 1849 Shaylin Loop
Antioch, TN 37013

Owner's Name: Nader S. Bahri
Farnaz Niknejad
Owner's Address: 9776 Jupiter Forest Drive

Brentwood, TN 37027

Mail Tax Bill to: Owner at Property Address

Parcel No.: 173050A14400CO

**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 August 23, 2012, and recorded at Instrument No. 20120912-0082672 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 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
HomeTelos, LP as Asset Manager
By: Contractor for C-OPC-23632
Authorized Signatory
For HUD by:
Khristina Losh, Closing Specialist

State of Tennessee
County of Davidson

On the 13 day of November, 2012, before me the undersigned Notary Public of the State and County aforesaid, appeared Khristina Losh 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: 6/21/2014

Notary Public

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 $75,000.00, 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 ALL OF LOT NO. 144, ON THE PLAN OF BARNES CROSSING, PHASE I, ACCORDING TO PLAT AND SURVEY MATTERS SHOWN ON THE EXHIBIT A IN SAID MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AS RE-RECORDED IN INSTRUMENT NUMBER 20050805-0092480, AND AS AMENDED OF RECORD IN INSTRUMENT NUMBER 20051114-0136938, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS MADE SUBJECT TO MASTER DEED AND BY-LAWS CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AND RE-RECORDED IN INSTRUMENT NUMBER 20050805-0092480, AND AMENDED IN INSTRUMENT NUMBER 20051114-0136938, AND IN INSTRUMENT NUMBER 20071227-0147998; EASEMENT TO METRO OF RECORD IN INSTRUMENT NUMBER 20050721-00804791, AND IN INSTRUMENT NUMBER 20050811-0095171; CHARTER OF HOME OWNERS ASSOCIATION INCLUDED IN MASTER DEED AS EXHIBIT B; PLANNED UNIT DEVELOPMENT BOUNDARY OF RECORD IN INSTRUMENT NUMBER 20050128-0010427; AND TO ANY AND ALL MATTERS SHOWN ON SAID PLAT AND SURVEY MATTERS SHOWN ON EXHIBIT A IN SAID MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AS RE-RECORDED IN INSTRUMENT NUMBER 20050805-0092480, AND AS AMENDED OF RECORD IN INSTRUMENT NUMBER 20051114-0136938; ALL OF SAID REGISTER'S OFFICE.