CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 09/03/13 11:06 3 pgs
Fees:18.00 Taxes:188.70
20130903-0092317

FHA Case No. 483-417989

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

This Indenture, made and entered into this 30th day of August, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and James Rowe and Linda Rowe, husband and wife 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: 127 Scenic View Rd.
Old Hickory, TN 37138

Owner's Name: James Rowe
Linda Rowe

Owner's Address: 1514 Yarmouth Lane

Old Hickory, TN 37138

Mail Tax Bill to: Owner at Property Address

Parcel No.: 04405001000

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 30, 2013

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 January 22, 2013, and recorded at Instrument No. 20130610-0058594 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

By: _____
Authorized Signatory

State of Tennessee
County of Davidson

On the 28th day of August, 2013, before me the undersigned Notary Public of the State and County aforesaid, appeared William Johnson 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: 6/24/2014

_____
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 $51,001.00, 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 30th day of August, 2013.

My Commission Expires: 6-13-2017

_____
(Seal)
Notary Public

"EXHIBIT A"

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:
BEING THE NORTHWESTERLY 10.8 FEET OF LOT 70 AND THE SOUTHEASTERLY 61.8 FEET OF LOT NO. 69 ON THE PLAN OF SCENIC VIEW SUBDIVISION, NOT OF RECORD AND ALSO BEING KNOWN AS LOT "H" ON A RESUBDIVISION OF SCENIC VIEW SUBDIVISION AND DESCRIBED ACCORING TO A SURVEY MADE BY JAMES L. MURPHY, JR., SURVEYOR, DATED APRIL 21, 1950, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF HAVRON AVENUE, 280.2 FEET NORTHWEST OF THE INTERSECTION OF SAID AVENUE AND THE NORTHERLY MARGIN OF A 20-FOOT PUBLIC WALKWAY; THENCE ALONG HAVRON AVENUE NORTH 46 DEGREES 29 MINUTES WEST 72.3 FEET; THENCE NORTH 43 DEGREES 60 MINUTES EAST 171.10 FEET TO A POINT IN THE DIVIDING LINE BETWEEN LOTS NOS. 69 AND 62; THENCE ALONG THE LINE BETWEEN SAID LOTS AND LOTS NOS. 53 AND 70, SOUTH 46 DEGREES 01 MINUTES EAST 72.3 FEET; THENCE SOUTH 43 DEGREES 64 MINUTES WEST 170.82 FEET TO THE POINT OF BEGINNING.

Certificate of Authenticity

I, Stephanie Beaubouef, 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 Davidson

Personally appeared before me, Penny Allison, a notary public for this county and state, Stephanie Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/28/15.