CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 09/19/13 11:00 3 pgs
Fees:18.00 Taxes:353.35
20130919-0098699

FHA Case No. 483-373543

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

This Indenture, made and entered into this 17th day of September, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Jenifer Grady , Unmarried 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: 106 Sanitarium Dr.
Madison, TN 37115

Owner's Name: Jenifer Grady

Owner's Address: 1110 Anisha Pl.

Nashville, TN 37207

Mail Tax Bill to: Owner at Property Address

Parcel No.: 05207010300

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 17, 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 November 8, 2012, and recorded at Instrument No. 20130702-0068107 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: Violet Palmer
Authorized Signatory

State of Georgia
County of Fulton

On the 16 day of September, 2013, before me the undersigned Notary Public of the State and County aforesaid, appeared Violet Palmer 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: 3/14/17

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 $95,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

C. Walsh
Affiant

Subscribed and sworn to before me this 17th day of September, 2013.

My Commission Expires: 10-13-2017

(Seal)
Notary Public

S. J. BEAUBOUEF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

"EXHIBIT A"

LAND in the Ninth (9th) Councilmanic District, Davidson County, Tennessee and described according to a survey by R.L. Montoya Surveying, Inc., Job No. 00-03-37, as follows:

BEGINNING at an iron rod in the East margin of Sanitarium Road, said point being the Northwest corner of Parcel No. 104, and the Southwest corner of this described parcel; Thence, with the East margin of the said road along a curve to the right, with the following characteristics; Radius of 660.37 feet, Delta of 12 degrees 05 minutes 12 seconds, a Tangent of 69.91 feet, a length of 129.31 feet, a chord of North 33 degrees 36 minutes 38 seconds East 139.05 feet to an iron rod, said point being the Southwest corner of Parcel No. 102, the Northwest corner of this described tract; Thence, leaving the East margin along a common line of parcels No.'s 102 and 103, South 33 degrees 37 minutes 29 seconds West 197.30 feet to an iron rod; Thence, along the East line of this tract, South 53 degrees 09 minutes 37 seconds West 98.30 feet to an iron rod, said point being the Northeast corner of Parcel No. 104, the Southeast corner of this parcel; Thence, along said South 45 degrees 39 minutes 51 seconds West 192.44 feet to the point of beginning, containing 23,327.86 feet, 0.54 acres more or less.

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