BILL GARRETT, Davidson County
Trans:T20130089508 DEEDWARR
Recvd: 10/17/13 11:54 2 pgs
Fees:13.00 Taxes:259.00
20131017-0108575

CASH DEED FOR TENNESSEE

FHA Case No. 483-392703

Prepared by & Return to: HOMESTEAD TITLE & ESCROW, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072
File No: 2013090312

This Indenture, made and entered into this 10 day of October, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Kerry M. Bateman ,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 of Davidson, State of Tennessee, to wit:

Being: Land in Davidson County, Tennessee, being Lot No. 448 on the Plan of Bellshire Estates, Section B of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to the Secretary of Housing and Urban Development by Trustee's Deed dated 10/18/12 from Wilson & Associates, PLLC, Substitute Trustee of record in Instrument Number 20130523-0052269, Register's Office for Davidson County, Tennessee.

Property Address: 4021 Dumbarton Drive, Nashville, TN 37207

Owner's Name: Kerry M. Bateman

Owner's Address: 1011 Dorset Drive, Hendersonville, TN 37075

Mail Tax Bill to: 1011 Dorset Drive, Hendersonville, TN 37075

Parcel No.: 041110-011.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 16, 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 10/18/2012, and recorded at Book 20130523, Page 0052269 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 afore described 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 as Asset Manager
Contractor for C-OPC-23638

By: For HUD by:
Authorized Signatory
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 10th day of October, 2013, before me the undersigned Notary Public of the State and County aforesaid, appeared RON HUTCHISON 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 bargainers, 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 $ 70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy Melland
Affiant

Subscribed and sworn to before me this 15th day of October, 2013.

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen B. Heavener
(Seal)

Notary Public