BILL GARRETT, Davidson County
Trans:T20130092837 DEEDWARR
Recvd: 10/30/13 10:15 2 pgs
Fees:13.00 Taxes:233.10
20131030-0112604

CASH DEED FOR TENNESSEE

FHA Case No. 483-487394

Prepared by & Return to: HOMESTEAD TITLE & ESCROW, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072
File No: 2013100329

This Indenture, made and entered into this 29th day of October, 20 13, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Marsinta Sinaga ,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: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Numbers 1 and 2 of Block A of Rock Hill Subdivision, said lots together a total of one hundred (100) feet on the East side of Farris Avenue, as shown on said plan, and are a part of the land conveyed to Mrs. Emma Dismukes by J.H. McPhail and recorded in Book 1300, Page 240, R.O.D.C., Tennessee. Said lots run back between parallel lines two hundred (200) feet to a dead line being the East line of Block A on said subdivision.

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed dated 9/9/13 from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 20130911-0096053, Register's Office for Davidson County, Tennessee.

Property Address: 99 Farris Avenue, Madison, TN 37115

Owner's Name: Marsinta Sinaga

Owner's Address: 2224 Fernwood Drive, Nashville, TN 37216

Mail Tax Bill to: 2224 Fernwood Drive, Nashville, TN 37216

Parcel No.: 043150-09900

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 29, 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 9/9/2013, and recorded at Book 20130911, Page 0096053 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
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23632

By: _____
For HUD by:
Authorized Signatory
William Johnson, Closing Manager

State of Tennessee
County of Davidson

On the 24th day of October, 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 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: 6/8/2014

_____
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 $ 63,000.00, 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 29th day of October, 2013.

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
(Seal)

Notary Public my comm exp 11/3/15