CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 11/25/13 13:29 3 pgs
Fees:18.00 Taxes:284.94
20131125-0120913

FHA Case No. 483-335751

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

This Indenture, made and entered into this 22nd day of November, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Samantha Thornton , unmarried her 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 Legal Description

Property Address: 307 Antioch Pike
Nashville, TN 37211

Owner's Name: Samantha Thornton

Owner's Address: 957 Bonnie Blue Lane

Columbia, TN 38401

Mail Tax Bill to: Owner at Property Address

Parcel No.: 13302027800

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 22, 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. 20130619-0062528 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: Jennifer Lee
Authorized Signatory

State of Georgia
County of Fulton

On the 19 day of November, 2013, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee 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 $77,010.00, 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 22 day of November, 2013.

My Commission Expires: 9-11-17

(Seal)
Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM EXP 09-11-2017
DAVIDSON COUNTY

"EXHIBIT A"

Land in Davidson County, Tennessee, being Lot No. 10 and the westerly 25 feet of Lot No. 11 on the Plan of Nolen Heights, as of record in Book 332, Page 127, Register's Office for said County.

SAID Lot No. 10 and the westerly part of Lot No. 11 fronts together 75 feet on the southerly side of Antioch, formerly Mill Creek Valley, Pike and runs back
160 feet on the westerly line and 159 feet, more or less, on the easterly line to an alley, measuring 75 feet thereon.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is the property conveyed to the Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Book 4340, Page 126, and described as follows:

A strip or parcel of land in the 30th Councilmanic district of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 10 and part of the westerly 25 feet of Lot No. 11 on the plan of Nolen Heights,
as of record in Book 332, Page 122, Register's Office for said County.

Said parts of Lots 10 & 11 adjoin and front 75 feet on the present southerly margin of Antioch Pike and extend back between parallel lines 9.75 feet on the west line and 11.16 feet on the east line to a point on the new relocated southerly margin of Antioch Pike on which it measures 75.50 feet thereon, the same being parallel to and 30 feet from the newly relocated centerline of Antioch Pike.

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JUNE 21, 2016