BILL GARRETT, Davidson County
Trans:T20130101744 DEEDWARR
Recvd: 12/04/13 10:10 2 pgs
Fees:13.00 Taxes:244.20
20131204-0123429

CASH DEED FOR TENNESSEE

FHA Case No. 483-424985

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR. STE 120
NASHVILLE, TN 37220
615.724.7100

This Indenture, made and entered into this 19 day of NOVEMBER, 20 13, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and CHRISTOPHER MELTRAVIS NICKSON ,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. 144 on the plan of the master deed Lot layout (private element), Phase IV, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument No. 20031117-0167241, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE, DATED 04/29/2013 RECORDED ON 07/23/2013 IN INSTRUMENT NO. 20130723-0076184 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO DEVENEA L. HOWSE, AN UNMARRIED WOMAN, AND GERALD HOWSE AND TRACEY HOWSE, HUSBAND AND WIFE, BY WARRANTY DEED FROM RALPH COOK AND JONI COOK, HUSBAND AND WIFE, DATED 07/23/2009 RECORDED ON 07/28/2009 IN INSTRUMENT NO. 20090728-0070704 SAID REGISTER'S OFFICE FOR SAID COUNTY.

Property Address: 5170 HICKORY HOLLOW PKWY, UNIT 175
ANTIOCH, TN 37013

Owner's Name: CHRISTOPHER MELTRAVIS NICKSON

Owner's Address: SAME AS ABOVE

Mail Tax Bill to: SAME AS ABOVE

Parcel No.: : 163050B17700CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 11/19/2013

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 4/29/2013, and recorded at Book 20130723-0076184, Page _____ 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
Home Telos, LP as Asset Manager
Contractor for C-OPC-23832
By: _____
Authorized Signatory
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 20 day of November, 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 $ 66,000.00, 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 22 day of November, 2013.

My Commission Expires: 8/23/14

_____
(Seal)

Notary Public

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.