BILL GARRETT, Davidson County
Trans:T20130102207 DEEDWARR
Recvd: 12/05/13 10:39 2 pgs
Fees:13.00 Taxes:118.49
20131205-0123935

CASH DEED FOR TENNESSEE

FHA Case No. 483-390849

Prepared by & Return to: HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd, Ste C
Murfreesboro, TN 37129
2013-0946

This Indenture, made and entered into this 25th day of November, 2013, by and between Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and **Surgena Kilby and Brandall Swanson**, their heirs and assigns, party 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 of the second part, the following described real estate situate, lying and being in the County of Rutherford State of Tennessee, to wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Unit No. D-80, Madison Park A Condominium, as established by Master Deed of record in Book 5462, Page 614, corrected in Book 5608, Page 551, and Amended in Book 8014, Page 416 and Book 10895, Page 319, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Secretary of Housing and Urban Development, by Substitute Trustee Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated 04/05/2013, appearing of record in Instrument Number 20130502-0044021, of the Register's Office of Davidson County, Tennessee.

Property Address: 555 N. Dupont Avenue, D-80
Nashville, TN 37115

Owner's Name: Surgena Kilby and Brandall Swanson

Owner's Address: 2520 Cushing Avenue
Murfreesboro, TN 37130

Mail Tax Bill to: NEW OWNER

Parcel No.: 043100B08000C0

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 3, 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 Substitute Trustee's Deed dated December 13, 2012, and recorded at Record Book 1244, page 3939, in the Register's Office of Rutherford 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 of the second part, his 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 of the second Part that he is lawfully seized in fee of the aforedescribed real estate; that he 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
By: Contractor for C-OPC-23632
Authorized Signatory
For HUD by:
Ron Hutchison, Senior Project Manager

State of **Tennessee**
County of **Davidson**

On the 25th 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 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.

DEBBIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/9/16
Notary Public

State of **Tennessee**
County of **Rutherford**

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 **$32,025.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

State of **Tennessee**
County of **Rutherford**

Subscribed and sworn to before me this 3 day of December, 2013.

My Commission Expires: 2.17.14

Annemarie Cain (Seal)
Notary Public

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY