BILL GARRETT, Davidson County
Trans:T20130105084 DEEDWARR
Recvd: 12/17/13 14:36 2 pgs
Fees:13.00 Taxes:834.91
20131217-0127494

CASH DEED FOR TENNESSEE

FHA Case No. 483-429130

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

This Indenture, made and entered into this 17th 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 James Dotson, Unmarried and Katie Freeman, Unmarried 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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 87 ON THE PLAN OF RIVER BEND, AS OF RECORD IN PLAT BOOK 6900, PAGES 504 AND 505, AMENDED BY SURVEYOR'S CERTIFICATED OF CORRECTION OF RECORD IN BOOK 7465, PAGE 833, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 7229 River Bend Rd.
Nashville, TN 37221

Owner's Name: James Dotson
Katie Freeman
Owner's Address: 7536 Lakeview Drive

Nashville, TN 37209

Mail Tax Bill to: Owner at Property Address

Parcel No.: 141120C08700CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 17, 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 August 23, 2012, and recorded at Instrument No. 20130712-0072249 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 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 his/her successors and/or assigns
By: HomeTelos, LP
Contractor for OPC-OPC-23632

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

State of Tennessee
County of Davidson

On the 11th 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 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: 6/3/2014

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 $225,652.00, 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 17th day of October, 2013.

My Commission Expires: 10-13-2017

(Seal)
Notary Public

S. J. BEAUBOUEF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY