CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20130106893 DEEDWARR
Recvd: 12/26/13 10:45 2 pgs
Fees:13.00 Taxes:537.24
20131226-0129806

FHA Case No. 483-459644

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR. STE 120
NASHVILLE, TN 37220
FILE: ST2013-2298

This Indenture, made and entered into this 19rh day of December, 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 **LULA M. THOMAS, 5901 OLD HICKORY BLVD #1202, HERMITAGE TN 37076** his/her/their/its 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 of DAVIDSON, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 86, on the Plan of Section Two, Tulip Grove, of record in Book 3700, Page 122, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY SUBSTITUTE TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC DATED 07/13/2013 AND RECORDED ON 08/19/2013 IN INSTRUMENT NUMBER 20130819-0087151 IN SAID REGISTER'S OFFICE OF SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED TO PATRICIA A. JACKSON, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM MARTHA P. SOWELL, A WIDOW, DATED 08/22/2006 AND RECORDED ON 08/30/2006 IN INSTRUMENT NUMBER 20060830-0107104 SAID REGISTER'S OFFICE SAID COUNTY.

Property Address: 4409 ANDREW JACKSON PKWY, HERMITAGE TN 37076

Owner's Name: LULA M. THOMAS

Owner's Address: 4409 ANDREW JACKSON PKWY., HERMITAGE TN 37076

Mail Tax Bill to: NEW OWNER

Parcel No.: 07507004300

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 12/19/2013

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 Substitute Trustee'sDeed dated7-13-2013, and recorded at Instrument No. 20130819-0087151 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 and Associates, 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. 4837-D-57 (July 25, 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 and Associates

By: Jennifer Lee

Its: Authorized Signatory

As Hud's Designated Agent

State of **Georgia**
County of **Fulton**

On the 16th day of December, 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 and Associatessaid 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 company by himself/herself as an authorized signatory and for said company on behalf of the **Secretary of Housing and Urban Development**.

My Commission Expires: 3/14/17

Notary Public

TERRI V JAMES NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES MAR 14 2017

State of **Tennessee**
County of Sumner

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 ~~$145,200.00~~ *$145,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*$145,200.00 (JB)

Affiant

Subscribed and sworn to before me this 19 day of December, 2013.

My Commission Expires: 8/23/16

Notary Public (Seal)

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