BILL GARRETT, Davidson County
Trans:T20140000933 DEEDWARR
Recvd: 01/06/14 12:32 3 pgs
Fees:18.00 Taxes:329.30
20140106-0001184

CASH DEED FOR TENNESSEE

FHA Case No. 483-380343

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

This Indenture, made and entered into this 2nd day of January, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Christina Greer, Married her 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:

Property Address: 1312 Old Hickory Bl.
Nashville, TN 37207

Owner's Name: Christina Greer

Owner's Address: 1018 Lenox Place

Goodlettsville, TN 37072

Mail Tax Bill to: Owner at Property Address

Parcel No.: 04100000700

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 2, 2014

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 8, 2013, and recorded at Instrument No. 20131106-0115278 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 30 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 & 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 Terri James
Notary Public

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

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 $89,000.00, 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 31st day of December, 2014. 2013 SB

My Commission Expires: 6-13-2017

(Seal)
Notary Public

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

Exhibit "A"

Land in Davidson County, Tennessee, in the 10th Civil District, being part of Lot Number 2 on the Map of K.J. Morris, deceased, as of record in Book 57, Page 49, Register's Office for said County, described as follows:

Beginning at a point in the center line of Old Hickory Boulevard, at a stake at the Southwest corner of the property of James C.N. Melvin, et al, and running along the Melvin's Westerly line, North 1 degrees 50 minutes East 401 feet more or less to the South line of the property of Cecil Dale; thence along Dale's South line, North 86 degrees 05 minutes West 212 feet to a stake; thence South 1.5 degrees West 335 feet to a stake at the center line of Old Hickory Boulevard; thence South 67 degrees East along said Boulevard 225 feet to the beginning, being 1.7 acres, more or less.

Certificate of Authenticity

I, Stephanie Beaubouef, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Penny Allison, a notary public for this county and state, Stephanie Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/28/15