BILL GARRETT, Davidson County
Trans:T20140002462 DEEDWARR
Recvd: 01/13/14 10:06 2 pgs
Fees:13.00 Taxes:203.50
20140113-0003085

CASH DEED FOR TENNESSEE

FHA Case No. 483-411016

Prepared by & Return to: Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

This Indenture, made and entered into this 10th 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 Front Porch Realty, LLC, part(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, TN, being Unit No. 536, on the Plan of Condominium site of Steeplechase Condominiums, of record in Book 6816, Page 483, as amended in Book 7390, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Property Address: 536 Chandler Place, Hermitage, TN 37076

Owner's Name: Front Porch Realty, LLC

Owner's Address: 2626 N. Mt. Juliet Road, Mt. Juliet, TN 37122

Mail Tax Bill to: Front Porch Realty, LLC
2626 N Mt Juliet Rd, Mt Juliet, TN 37122

Parcel No.: 086060A53600CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 10, 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 May 31, 2013 and recorded at Instrument 201310080105798, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 6200, Page 454; (2) Master Deed of record in Book 6816, Page 483; (3) Said Masterdeed was amended of record in Book 7390, Page 1; (4) Said Masterdeed was amended of record in Instrument 200512160151253; (5) Charter of record in Book 6816, Page 534, said Register's Office; (6) Rights of tenants under any unrecorded leases.

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 with and 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 Manger of the U.S. Department of Housing and Urban Development, for and on behalf of 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 10th day of January, 2014, 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

Notary Public

State of Tennessee
County of Wilson

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 $55,001.00, 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 10th day of January, 2014.

My Commission Expires: 5.3.2016

(Seal)
Notary Public

KIMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON