BILL GARRETT, Davidson County
Trans:T20140003608 DEEDWARR
Recvd: 01/16/14 10:51 2 pgs
Fees:13.00 Taxes:192.40
20140116-0004454

CASH DEED FOR TENNESSEE

FHA Case No. 483-384956

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, SUITE 120
NASHVILLE, TN 37220
FILE: ST2013-2839

This Indenture, made and entered into this 13 day of JANUARY, 20 14, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and BERTOLDO CARREON AND MONICA NOEMI RAMIREZ, HUSBAND AND WIFE ,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:

Being: BEING LOT NO. 7 AND THE SOUTH ONE-HALF OF LOT NO. 8 OF BLOCK A ON THE MAP OF RESUBDIVISION OF POWER AND ROTH'S MADISON PARK SUBDIVISION, OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO JASON WAFFIRD, A SINGLE MAN BY DEED FROM TRUSTEE, INC. TRUSTEE OF THE JARVIS L. SINGLETON AND CHASIDY SINGLETON FAMILY TRUST ON MARCH 12, 2008 INSTRUMENT NUMBER 20080314-0026262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBLIN PLLC, SUBSTITUTE TRUSTEE, DATED 05/31/2013 AND RECORDED ON 11/25/2013 IN INSTRUMENT NUMBER 20131125-0120719 SAID REGISTER'S OFFICE FOR SAID COUNTY.

Property Address: 756 OAKDELL AVE.
MADISON, TN 37115

Owner's Name: BERTOLDO CARREON AND MONICA NOEMI RAMIREZ

Owner's Address: SAME AS ABOVE

Mail Tax Bill to: NEW OWNER

Parcel No.: 05201024200

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 1-13-2014

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 5/31/2013, and recorded at Book 20131125-0120719, Page _____ 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 afore described 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/or his/her successors and/or assigns

By: HomeTelos, LP
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23632

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

State of Tennessee
County of Davidson

On the 8th day of January, 2014, 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 bargainers, 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: 12/16/2017

Notary Public

BECKY A. PERRICONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 12-16-2017

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 $ 52,000.00, 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 13 day of January, 2014.

My Commission Expires: 8/23/16

(Seal)

Notary Public

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