BILL GARRETT, Davidson County
Trans:T20140003990 DEEDWARR
Recvd: 01/17/14 13:49 3 pgs
Fees:18.00 Taxes:320.05
20140117-0004947

CASH DEED FOR TENNESSEE

FHA Case No. 483-400050

Prepared by & Return to: Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1798

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., or his successors, party of the first part, and **Lamar D. Houston and Nikita L. Houston, husband and wife, 336 W. 62nd Street, Los Angeles, CA 90003,** 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 of Davidson, State of Tennessee, to wit:

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's Deed dated August 23, 2013, and recorded at Instrument No. 20131101-0113696 in the Register's Office of Davidson County, Tennessee.

Property Address: 1033 Windsor Brook, Antioch, TN 37013

Owner's Name: Lamar Houston

Owner's Address: 336 W. 62nd Street
Los Angeles, CA 90003

Mail Tax Bill to: NEW OWNER

Parcel No.: 151-10A-122.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 10, 2014

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.

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R131798

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of **OFORI**, 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**

By: Jennifer Lee

Its: Authorized Signatory

As Hud's Designated Agent

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

On the 10th day of January, 20 14, 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 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 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

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

Notary Public

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 **$86,500.00**, 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 7th day of January, 2014.

My Commission Expires: _____

Notary Public (Seal)

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires OCT. 18, 2015

Escrow No.: R13-1798

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 47, Phase 2, on the Plan of The Villages of Long Hunter P.U.D, as shown by plat of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated August 23, 2013, recorded November 1, 2013, of record in Instrument No. 20131101-0113696, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Antuian R. Bradford, unmarried by Warranty Deed dated May 16, 2006, recorded May 19, 2006, of record in Instrument No. 20060519-0058973, said Register's Office.