BILL GARRETT, Davidson County
Trans:T20140008931 DEEDWARR
Recvd: 02/07/14 09:57 2 pgs
Fees:13.00 Taxes:144.30
20140207-0010909

CASH DEED FOR TENNESSEE

FHA Case No. 483-392266

Prepared by & Return to: Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

This Indenture, made and entered into this 22nd 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 Jessee Stewart Bronaugh ,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 Number 20 and the Easterly 3 feet of the Southerly 150 feet of Lot Number 21 on the plan of the subdivision of the G.P. Rose Property, of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the Northerly margin of Hester Avenue at a point 3 feet West of the corner of Lot Numbers 20 and 21; thence with the Northerly margin of said Hester Avenue Eastwardly 63 feet 4 inches to the Westerly margin of the right-of-way of the L & N R.R.; thence with said right-of-way Northwardly 175 feet 6 inches to the Southeast corner of Lot Number 19; thence with the Southerly line of Lot Numbers 19 and 18, Westwardly 103 feet to the common corner of Lot Numbers 17, 18, 20 and 21; thence with the line between Lot Numbers 20 and 21, Southwardly 20 feet; thence at right angles Westwardly 30 feet; thence at right angles Southwardly 150 feet to the BEGINNING.

Property Address:	354 Hester Avenue Nashville, Tennessee 37210
Owner's Name:	Jesse Stewart Bronaugh
Owner's Address:	354 Hester Avenue Nashville, Tennessee 37210
Mail Tax Bill to:	Same address as new owner
Parcel No.:	11901003500

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 22, 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 7/23/2013, and recorded at Book 20130911, Page 0096052 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
Home Telos, LP as Asset Manager
Contractor for C-OPC-23632
By: _____
Authorized Signatory
For HUD by:
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 16th day of January, 2014 before me the undersigned Notary Public of the State and County aforesaid, appeared RON HUTCHISON 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
My 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 $ 39,000.00 , 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 22nd day of January, 2014

My Commission Expires: 8/16/14

(Seal)

Notary Public

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY