CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140009221 DEEDWARR
Recvd: 02/10/14 09:17 2 pgs
Fees:13.00 Taxes:185.00
20140210-0011261

FHA Case No. 483-360538

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR., STE 120
NASHVILLE, TN 37220
File No ST2013-2854

This Indenture, made and entered into this 24TH 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 **ALLISON Y. PATTON, UNMARRIED** his/her/their/its 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:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled Shawnwood, Section 5, of record in Plat Book 6050, Page(s) 408, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY, DEPARTMENT OF HOUSING & URBAN DEVELOPMENT OF WASHINGTON DC BY SUBSTITUTE TRUSTEE'S DEED FROM MCC TN, LLC, AS SUBSTITUTE TRUSTEE DATED 01/03/2013 AND RECORDED ON 01/30/2013 IN INSTRUMENT NUMBER 20130130-009619, SAID REGISTER'S OFFICE FOR SAID COUNTY.

Property Address: 504 SHAWNWOOD CIRCLE, NASHVILLE TN 37218

Owner's Name: ALLISON Y. PATTON

Owner's Address: SAME AS ABOVE

Mail Tax Bill to: SAME AS ABOCE

Parcel No.: 07002007900

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 1-24-2014

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 Substitute **Trustee'sDeed dated 1/3/2013**, and recorded at **INSTRUMENT NO. 20130130-009619** 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** , 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 and Associates, PC**

By: _____

Its: Authorized Signatory

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

On the 21 day of January, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade II 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 and 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 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 Notary Public

LORI V JAMES NOTARY PUBLIC DEKALB CO. GEORGIA MY COMMISSION EXPIRES MAR 14 2017

State of **Tennessee**
County of Sumner

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 **$50,000.00**, 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 24 day of January, 2014.

My Commission Expires: 8/23/14

Notary Public (Seal)

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