CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 03/18/14 15:45 3 pgs
Fees:18.00 Taxes:444.41
20140318-0022491

FHA Case No. 483-473793

Prepared by & Return to: Windmill Title, LLC
7103 Bakers Bridge, Ste 103
Brentwood, TN 37027
(615) 613-0483

This Indenture, made and entered into this 14th day of March, 20 14, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Alex David Pearson, unmarried ,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: Land located in the Eleventh (11) Civil District of Davidson County, Tennessee, described as follows: Being the westerly 100 feet of Lot No. 18 on the Plan of Madison Park Subdivision of record in Plat Book 421, Page 184, in the Register's Office for Davidson County, Tennessee. Said part of Lot 18 fronts 100 feet on the South side of Neely's Bend Road and runs back between parallel line 236 feet to a dead line in the rear.

Being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C., its successors and assigns by Deed from SunTrust Mortgage, Inc. of record at Instrument No. 20140110-0002686, Register's Office for Davidson County, Tennessee, dated October 15, 2013 and recorded on January 10, 2014.

Property Address: 302 Neelys Bend Rd
Madison, Tennessee 37115

Owner's Name: Alex David Pearson

Owner's Address: 302 Neelys Bend Rd
Madison, Tennesse 37115

Mail Tax Bill to: ~~xNxxOxxxr~~
Capstar Bank dba Farmington Financial
2002 Richard Jones Rd Ste 300A, Nashville TN 372~~1~~5

Parcel No.: 052-01-0-230.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 14, 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 10/15/2013, and recorded at Inst. No. 20140110-0002686 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-OFC-23632

By: _____
Authorized Signatory

For Hud by:
Christie Perry, Closing Specialist

State of Tennessee
County of Davidson

On the 11th day of March, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Christie Perry 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

RYAN 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 $ 120,111.00 , 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 17 day of MAR, 2014.

My Commission Expires: 6-26-16

(Seal)

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

