BILL GARRETT, Davidson County
Trans:T20140018975 DEEDWARR
Recvd: 03/21/14 10:30 2 pgs
Fees:13.00 Taxes:333.00
20140321-0023361

CASH DEED FOR TENNESSEE

FHA Case No. 483-414070

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR., STE 120
NASHVILLE, TN 37220
File No ST14-OUT-0329

This Indenture, made and entered into this 18TH day of MARCH, 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 **TAYLOR PROPERTIES I, LLC** 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 Number 19 on the Plan of Percy Priest Subdivision, now revised as Cheswicke Park, a planned unit development, of record in Plat Book 9700, Page 384 Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, BY SUBSTITUTE TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE, DATED 07/18/2013 AND RECORDED ON 12/03/2013 IN INSTRUMENT NUMBER 20131203-0123291, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $78,000.00.

Property Address: 216 WOODMAKER COURT, NASHVILLE TN 37214

Owner's Name: TAYLOR PROPERTIES I, LLC

Owner's Address: PO BOX 7215, SPRECKELS CA 93962

Mail Tax Bill to: PO BOX 7215, SPRECKELS CA 93962

Parcel No.: 108150A01900CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: MARCH 18, 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 07/18/2013 AND RECORDED ON 12/03/2013 IN INSTRUMENT NUMBER 20131203-0123291 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 and Associates, PC , 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 13 day of March, 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 TERRI V JAMES NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES MAR 14 2017

_____
Notary Public

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 **$90,000.00**, 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 13th day of March, 2014.

My Commission Expires: SEP 20 2016

_____ (Seal)
Notary Public

KRISTEN M. TRANI Notary Public At Large SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066