CASH DEED FOR TENNESSEE

FHA Case No. 483-348236

BILL GARRETT, Davidson County
Trans:T20140019810 DEEDWARR
Recvd: 03/25/14 11:40 2 pgs
Fees:13.00 Taxes:214.60
20140325-0024399

Prepared by & Return to: Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

This Indenture, made and entered into this ____ 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 Justin Matthew Amaral and Laura Jo Amaral, husband and wife ,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 a part of the North part of Lot No. 1 of Nawakwa Hills Annex of record in Book 843, Page 64, Register's Office for Davidson County, Tennessee, and described partially according to a copy of a survey made by H. Gee, dated September 13, 1951, and more particularly described according to a copy of a later survey made by H. Gee, dated 1963, as follows: Beginning at a concrete margin in the South margin of Nawakwa Trail as now located and said monument being located at the beginning of a curve at the intersection of Nawakwa Trail North 66 degrees 13' East 105.13 feet to a point in the South margin of Nawakwa Trail; thence South 23° 47' East 198.73 feet to a point; thence South 66° 13' West 145.99 feet to a concrete monument in the East margin of Neeley's Bend Road; thence North 17° 20' West along the East margin of Neeley's Bend Road, 182.1 feet to a concrete monument at the beginning of a curve having a radius of 20 feet; thence around the said curve at the intersection of Nawakwa Trail and Neeley's Bend Road to a concrete monument, being the point of beginning.

Being the same property conveyed to Secretary of Housing and Urban Development of Washington, D.C. by Trustee's Deed from Arnold M. Weiss, as Trustee, recorded on the 23rd day of January, 2014 in Instrument No. 20140123-0006459, in the Register's Office of Davidson County, Tennessee.

Property Address: 1405 Neelys Bend Road
Madison, TN 37115

Owner's Name: Justin Matthew Amaral and Laura Jo Amaral

Owner's Address: 904 Fairoaks Drive
Madison, TN 37115

Mail Tax Bill to: Same as New Owner

Parcel No.: 63-1-12.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 19, 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 1/23/2014, and recorded at Book 20140123-0006459, Page _____ 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-OPC-23632
By: _____
Authorized Signatory
For HUD by: _____
William Johnson, Closing Manager

State of Tennessee
County of Davidson

On the 14th day of March, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared William Johnson 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

BECKY A. PERRICONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-16-2017

Becky A. Perricone
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 $ 58,000.00, 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 19th day of March, 2014.

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Megan Paulus
(Seal)
Notary Public