BILL GARRETT, Davidson County
Trans:T20140020933 DEEDWARR
Recvd: 03/28/14 12:42 2 pgs
Fees:13.00 Taxes:148.00
20140328-0025790

(1)

CASH DEED FOR TENNESSEE

McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

FHA Case No. 483-221235

Prepared & Return to:
Russel J. McCann
McCann & Hubbard
1804 Williamson Ct Ste 201
Brentwood, TN 37027

This Indenture, made and entered into this 12th day of March, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Heladio Mandujano**, 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:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Section One, Second Addition, Trinity Hills village, of record in Book 4175, Page 79, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn L. Lawless, unmarried, by Warranty Deed, from Venture Properties of Tennessee, a General Partnership, of record in Book 9574, Page 733, dated January 12, 1995. Said property was conveyed to Buford E. Cantrell, Trustee for Right Mortgage Company, of record in Book 9574, page 736, dated January 12, 1995, who subsequently appointed Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument NO. 20130718-0074320, dated July 9, 2013. Shapiro & Kirsch, LLP, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to Tennessee Housing Development Agency which assigned its interests in the said property to Secretary of Housing and Urban Development, Washington, D.C., of record in Instrument NO. 20140107-0001588, dated September 20, 2013, Register's Office for Davidson County, Tennessee.

Property Address: **2656 Combs Drive, Nashville, TN 37027**

Owner's Name: **Heladio Mandujano**

Owner's Address: **2656 Combs Drive, Nashville, TN 37207**

Mail Tax Bill to: **New Owner**

Map/Parcel No.: **060-13-0-086.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: RECORDED

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 September 20, 2013, and recorded in Instrument No. 20140107-0001588 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, acting by and through HomeTelos, LP as Asset Manager and/or his/her successors and/or assigns
By: HomeTelos, LP
Contractor for C-OPC-23632

By: _____
For HUD by:
Authorized Signatory
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 7th day of March, 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 an 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: 6/24/2014

_____
Notary Public

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 $40,000.00 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 14th day of March, 2014.

My Commission Expires: 8/20/17

_____ (Seal)
Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.