BILL GARRETT, Davidson County
Trans:T20140026580 DEEDWARR
Recvd: 04/21/14 10:41 2 pgs
Fees:13.00 Taxes:425.87
20140421-0032774

# CASH DEED FOR TENNESSEE

FHA Case No. 483-434032

Prepared by & Return to: Realty Title
1285 N. Mt. Juliet Road
Mt. Juliet, TN 37122

**This Indenture,** made and entered into this 14th day of April, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Christa Marie Garman, an unmarried woman ,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 in Davidson County, Tennessee, being Lot No. 38, on the Plan of Plan of Hickory Woods Estates, Section 'C', of record in Book 6900, Pages 885, 886, and 887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Sandra Anita Jones, unmarried by deed from The Secretary of Housing and Urban Development, of Washington, D.C., dated December 2, 2009, recorded December 4, 2009, of record in Instrument No. 20091204-0111167, Register's Office for Davidson County, Tennessee.

SEE ADDITIONAL "BEING" CLAUSE BELOW.

Property Address: 6728 Birchbrook Drive, Antioch, TN 37013

Owner's Name: CHRISTA MARIE GARMAN

Owner's Address: 6728 Birchbrook Drive, Antioch, TN 37013

Mail Tax Bill to: Magna Bank
P. O. Box 17257, Memphis, TN 38187

Parcel No.: 176-05-0-A-021.00-CO

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** April 17, 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 6/24/2013, and recorded at Book 20131205, Page 0124127 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 as Asset Manager
Contractor for C-OIC-23632

By: for HUD by:
Authorized Signatory Closing Manager

State of Tennessee
County of Davidson

On the 14th day of April, 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: 11/3/15

Debra Sargent
Notary Public

DEBRA SARGENT
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11-03-2015
DAVIDSON 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 $ 115,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christe Marie Hanson
Affiant

Subscribed and sworn to before me this 17th day of APRIL, 2014.

My Commission Expires: 11-3-15

Tabatha Edwards
(Seal)

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122