BILL GARRETT, Davidson County
Trans:T20140026780 DEEDWARR
Recvd: 04/21/14 14:19 2 pgs
Fees:13.00 Taxes:277.50
20140421-0033042

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

CASH DEED FOR TENNESSEE

FHA Case No. 483-495135

Prepared by & Return to: Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

This Indenture, made and entered into this 18th 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 Freddy Placencia, Single, part(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. 52, on the plan of Cloverhill, Section No. 2, as shown on plat of record in Plan Book 2133, Page 46, Register's Office of Davidson County, to which reference is hereby made for a more complete description.

Property Address: 2919 Susan Drive, Nashville, TN 37214

Owner's Name: Freddy Placencia

Owner's Address: 2919 Susan Drive, Nashville, TN 37214

Mail Tax Bill to: Freddy Placencia
2919 Susan Drive, Nashville, TN 37214

Parcel No.: 096-06-0 169.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 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 deed dated February 13, 2014 and recorded in Instrument Number 20140214-0013121, 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 with and 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 HomeTelos, LP, Asset Manger of the U.S. Department of Housing and Urban Development, for and on behalf of 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
Contract for TLP-UPU-23652

By: or HUD by:
Authorized Signatory Closing Manager

State of Tennessee
County of Davidson

On the 15th 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 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 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 Wilson

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 $75,000.00, 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 18th day of April, 2014.

My Commission Expires: May 03, 2016

(Seal)
Notary Public Kimie Perry

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016