BILL GARRETT, Davidson County
Trans:T20140027058 DEEDWARR
Recvd: 04/22/14 09:26 2 pgs
Fees:13.00 Taxes:506.90
20140422-0033402

CASH DEED FOR TENNESSEE

FHA Case No. 483-448160

Prepared by & Return to: Grissim Title and Escrow, LLC
1222 17th Avenue South
Nashville, Tennessee 37212
File No. 2014033483

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., or his successors, party of the first part, and **Justin Andrew Sharp and Katelyn Elizabeth Sharp, Husband and Wife,** 111 Southampton Court, Goodlettsville, TN, 37072 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:

ATTACH LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 198, Windsor Green, Phase II, Section 1, as shown on the plat of record in Plat Book 6250, Page 988 and 989 as corrected by Surveyor's Certificate of Correction recorded in Book 7205, Page 890, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Secretary of Housing and Urban Development by deed from Brock & Scott, PLLC, as Substitute Trustee, of record in Instrument Number 20140116-0004308, Register's Office for Davidson County, Tennessee.

Property Address: 111 Southampton Court, Goodlettsville, Tennessee 37072

Owner's Name: Justin Andrew Sharp and Katelyn Elizabeth Sharp

Owner's Address: 111 Southampton Court, Goodlettsville, Tennessee 37072

Mail Tax Bill to: Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle
Birmingham, AL 35244

Parcel No.: 02607012000

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 18, 2014

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.) by Substitute Trustee's Deed dated January 16, 2014, and recorded at Instrument No. 20140116-0004308 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 Ofon & Associates P.C., 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 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

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:

By: Jennifer Lee
Its: Authorized Signatory Jennifer Lee

Jennifer Lee
As HUD's Designated Agent

State of **Georgia**
County of **Fulton**

On the 16th day of April, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee 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 Ofon & Associates 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: GEORGE S WADE NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 9, 2017

_____
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 **$137,000.00**, 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: CASEY M. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

_____ (Seal)
Notary Public
