Davidson County DEEDWARR
Recvd: 04/30/14 16:06 3 pgs
Fees:18.00 Taxes:407.00
20140430-0036499

CASH DEED FOR TENNESSEE

FHA Case No.483-416220

Prepared by & Return to: Homeland Title, LLC
1896 General George Patton Drive, Ste 200
Franklin, TN 37067

This Indenture, made and entered into this 29th 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 Eric Stratton, a married man, party 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 prarty of the first part has bargained and sold and dose 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 the northerly 41 feet of Lot No. 198 on the Plan of Neill S. Brown to East Nashville, of record in Book 57, Page 50, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 198 fronts 41 feet on the westerly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Property Address: 310 Neill Ave, Nashville, TN 37206

Owner's Name: Eric Stratton

Owner's Address: 310 Neill Ave, Nashville, TN 37206

Mail Tax Bill to: 310 Neill Ave, Nashville, TN 37206

Parcel No.: 082-12-054.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 29, 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 August 20, 2013 and recorded at Instrument No. 20140109-0002274 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 party does hereby covenant with the said party(ies) of the second part 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 warranty 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 for 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
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23632

By:
For HUD by:
Authorized Signatory
William Johnson, Closing Manager

State of Tennessee
County of Davidson

On the 24th 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 an authorized signatory of HomeTelos, LP, said company being authorized signatory for the Secretary of Housing and Urban Development, the within named bargainers, and that he/she as such authorized signatory being authorized to do so, 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 Exp: 1/9/18

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $110,000.00, 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 29 day of April, 2014.

My Commission Exp: 10.11.15

Notary Public

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER