BILL GARRETT, Davidson County
Trans:T20140034204 DEEDWARR
Recvd: 05/16/14 09:47 2 pgs
Fees:13.00 Taxes:407.00
20140516-0042102

CASH DEED FOR TENNESSEE

FHA Case No. 483-361242

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR., STE 120
NASHVILLE, TN 37220
File No ST14-37067-0938

This Indenture, made and entered into this 14TH day of MAY , 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 **MARIA ELIZABETH QUEZADA** An Unmarried Woman 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:

LEGAL DESCRIPTION

BEING LOT NO. 79 ON THE PLAT OF HICKORY VALLEY, SECTION 3, OF RECORD IN PLAT BOOK 4460, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBLIN, PLLC, SUBSTITUTE TRUSTEE, DATED 08/19/2013 AND RECORDED ON 03/12/2014 IN INSTRUMENT NUMBER 20140312-0020542, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $157,587.72.

Property Address: 313 OCALA COURT S., NASHVILLE TN 37211

Owner's Name: MARIA ELIZABETH QUEZADA

Owner's Address: SAME AS ABOVE

Mail Tax Bill to: SAME AS ABOVE

Parcel No.: 6205021500

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 5-14-2014

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 Substitute Trustee'sDeed DATED 08/19/2013 AND RECORDED ON 03/12/2014 IN INSTRUMENT NUMBER 20140312-0020542, REGISTER'S OFFICE FOR 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 **Ofori** , 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. 4837-D-57 (July 25, 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: **Ofori**

By: Jennifer Lee

Its: Authorized Signatory

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

On the 13th day of May 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 **Ofori** 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: 5/9/17

GEORGE S WADE II NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 9, 2017

Notary Public

State of **Tennessee**
County of Sumner

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 14th day of May ,2014.

My Commission Expires: SEP 2 0 2016

Notary Public (Seal)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066