McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

CASH DEED FOR TENNESSEE

FHA Case No. 483-388148

Prepared by & Return to: McCann & Hubbard
Russell J. McCann
1804 Williamson Ct. Ste 201
Brentwood, TN 37027

This Indenture, made and entered into this 13th day of May, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Jose Armando Arzate Mandujano ,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. 609, on the Plan of Cherokee Hills Section 6, of record in Book 3842, Page 15, Register's Office for said County.

Said Lot NO. 609 fronts 75.0 feet on the Northeasterly margin of Luna Drive and extends back 183.3 feet on the Northwesterly lien and 202.3 feet on the Southeasterly line in the rear measuring 90.4 feet thereon.

Being the same property acquired by Luis E. Gonzalez by Deed dated March 1, 2006 of record in Instrument No. 20060314002919G in the office aforesaid.

Being theh same property conveyed to Nationstar Mortgage LLC by Deed from York Trustee Services, LLC dated June 5, 2013 and recorded June 7, 2014 at Instrument No. 20130607-0057955 in the Register's Office of Davidson County, Tennessee.

Property Address: 144 Luna Drive
Nashville, TN 37211

Owner's Name: Jose Armando Arzate Mandujano

Owner's Address: 144 Luna Drive
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20140035910 DEEDWARR
Recvd: 05/22/14 11:26 2 pgs
Fees:13.00 Taxes:270.10
20140522-0044211

Mail Tax Bill to: Owner

Parcel No.: 148-03-0 120.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 13th day of May, 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 6/20/2013, and recorded at Book [illegible], Page _____ in the Register's Office of Davidson County, Tennessee. *** (Instrument # 20140327-0025255)

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
Home Telos, LP as Asset Manager
Contractor for C-OPC-28632
By: _____
Authorized Signatory for HUD
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 8th day of May, 20 14, before me the undersigned Notary Public of the State and County aforesaid, appeared RON HUTCHISON 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

Notary Public

DEBRA SARGENT
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11-03-2015
DAVIDSON COUNTY

State of Tennessee
County of ~~Davidson~~ Williamson

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 $ 73,000.00, 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: _____

(Seal)

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017