BILL GARRETT, Davidson County
Trans:T20140037056 DEEDWARR
Recvd: 05/28/14 11:00 3 pgs
Fees:18.00 Taxes:431.05
20140528-0045683

CASH DEED FOR TENNESSEE

FHA Case No: 483-483424

Prepared by & Return to: HOMESTEAD TITLE & ESCROW, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072
File No:

This Indenture, made and entered into this 27th 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 **Blanca R. Ramirez Barcenas**, her heirs and assigns, 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 party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part, the following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

See attached Exhibit A – Legal Description

Property Address: 516 Galesburg Court, Nashville, TN 37217

Owner's Name: Blanca R. Ramirez Barcenas

Owner's Address: 956 Colfax Drive, Nashville, TN 37214

Mail Tax Bill to: SWBC Mortgage, 9311 San Pedro, Suite 100, San Antonio, TX 78216

Parcel No.: 150050-205.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 27, 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's Deed dated 2/21/14, and recorded at Instrument No. 20140314-0021342 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 of the second part, his 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 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 & Associates, PC, 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).

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: **Ofori & Associates, PC**

By: Jennifer Lee / Jennifer Lee
Its: Authorized Signatory

Jennifer Lee
As HUD's Designated Agent

State of Georgia
County of Fulton

On the 21st 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 an authorized signatory of **Ofori & Associates, PC** 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: 3/14/17

TERRI V JAMES MY COMMISSION EXPIRES MAR 14 2017 DEKALB CO., GEORGIA NOTARY PUBLIC

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 **$116,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blanca R. Ramirez Barreras
Affiant

Subscribed and sworn to before me this 27th day of May, 2014.

My Commission Expires: _____

Notary Public

RONALD GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 6, 2018

EXHIBIT A – LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 712 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, Page 44, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Secretary of Housing and Urban Development by Warranty Deed dated 2/21/14 from Tennessee Housing Development Agency of record in Instrument No. 20140314-0021342, Register's Office for Davidson County, Tennessee.