Box: 13
File # 8395

CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans: T20140040809 DEEDWARR
Recvd: 06/10/14 13:48 2 pgs
Fees: 13.00 Taxes: 360.75
20140610-0050404

FHA Case No. 483-384202

Prepared by & Return to: Advantage Title and Escrow
3325 Aspen Grove Drive, Ste. 104
Franklin, TN 37067
File # 8395

This Indenture, made and entered into this 6th day of June 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 John Sherrod, III, 4923 Mt Zion Road Springfield, TN 37172 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:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows to wit: Being pat of Lot number 490 on the Plan of North Nashville Real Estate Company's Plan as of record in Book 21, Page 105, Register's Office for said County.

Property Address: 1901 5th Avenue North Nashville TN 37208

Owner's Name: John Sherrod, III

Owner's Address: ~~4923 Mt zion Road~~ Springfield TN 37172
510 S Main St.

Mail Tax Bill to: Owner

Parcel No.: 08108009000

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 6/6/2014

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 Secretary of The Department of Housing and Urban Development by Substitute Trustee's Deed dated January 6, 2014, and recorded at Instrument No.20130801-0080171 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 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).

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 & Associates, PC

By: _____

Its: Authorized Signatory

State of Georgia
County of Fulton

On the 3rd day of June, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade III 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 & 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 _____
Notary Public

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

State of Tennessee
County of 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 $97,500.00, 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 6 day of June, 2014.

My Commission Expires: _____

_____ (Seal)
Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017