Davidson County DEEDWARR
Recvd: 06/11/14 14:16 3 pgs
Fees:18.00 Taxes:326.30
20140611-0050917

CASH DEED FOR TENNESSEE

FHA Case No. 483-488583

Prepared by & Return to: Bell Title, LLC, 1616 Westgate Circle, Brentwood, TN 37027

This Indenture, made and entered into this 5th day of June, 20 14, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Erlin M. Flamenco and Maria I. Menjivar, 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. 30 on the Plan of Antioch Park, Section 1, of record in Book 3600, Page 96, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to the Secretary of Housing and Urban devlopment by deed from Tennessee Hosuing Development Agency dated 2/19/14 of record in Instrument No. 201403260024861, Register's Office of Davidson County, Tennessee. Previoulsy being the same property conveyed to Tennessee Housing development Agency by Substitute Trustee's Deed dated 10/18/13 of record in Instrument No. 201310230110582, said Register's Office. Previously being the same property conveyed to Joseph B. Spurlock and wife, Zita Z. Luna, by deed from James B. Scott and wife, Alicha K. Scott, dated 6/6/12 of record in Instrument No. 201206080050090, said Register's Office.

Property Address: 79 Benzing Road, Antioch, TN 37013

Owner's Name: Erlin M. Flamenco and Maria I. Menjivar

Owner's Address: 79 Benzing Road, Antioch, TN 37013

Mail Tax Bill to: Erlin M. Flamenco and Maria I. Menjivar

Parcel No.: 162 07 0 023.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 11th, 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 2/19/2014, and recorded at Book Instrument No, Page 20140226-0024861 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 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: Ofori and Associates, PC

By: _____
Authorized Signatory

State of GA
County of Fulton

On the 5th day of June, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade II 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 ** 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: 3/14/17

**Ofori and Associates, PC

_____
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 $ 88,188.00, 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 11th day of June, 2014.

My Commission Expires: 3-30-15

_____
(Seal)

Notary Public

True Copy Certification

I, Charles A. Sullivant, Jr., 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 herewith 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, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

