# CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140043426 DEEDWARR
Recvd: 06/19/14 10:01 2 pgs
Fees:13.00 Taxes:1165.50
20140619-0053508

FHA Case No. 483-459265

Prepared by & Return to: Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

**This Indenture,** made and entered into this 13th 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 Walter A. Yates and Kimberly F. Yates, husband and wife, 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. 82 on the Plan of Mountain View, Section Two, of record in Plat Book 9700, Pages 656 and 657, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

| | |
|---|---|
| Property Address: | 5432 Incline Drive<br>Nashville, Tennessee 37211 |
| Owner's Name: | Walter A. Yates and Kimberly F. Yates |
| Owner's Address: | 5432 Incline Drive<br>Nashville, Tennessee 37211 |
| Mail Tax Bill to: | Same address as new owner |
| Parcel No.: | 172-06-0-A-072.00CO |

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** June 13, 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 1/9/2014, and recorded at Book 20140410, Page 0030027 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: HomeTelos, LP
**HomeTelos, LP as Asset Manager**
**Contractor for C-OPC-23632**
By: _____
Authorized Signatory
**For ~~HUD~~ by:**
**William Johnson, Closing Manager**

State of Tennessee
County of Davidson

On the 9th day of June, ~~2013~~ 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared William Johnson 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

Debra Sargent
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 $ 315,000.00, 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 13th day of June, ~~2013~~ 2014.

My Commission Expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Seal)

Notary Public