BILL GARRETT, Davidson County
Trans:T20140044136 DEEDWARR
Recvd: 06/23/14 09:16 2 pgs
Fees:13.00 Taxes:462.50
20140623-0054373

CASH DEED FOR TENNESSEE

FHA Case No. 483-411982

Prepared by & Return to: Smith.Sholar.Milliken.PLLC.
846 Conference Drive
Goodlettsville, TN 37072

This Indenture, made and entered in this this 20th day of June, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Michele Johnson, 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 part 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Taylorcraft Subdivision, as shown by plat of record in Plat Book 8250, Page 974, and amended in Book 8250, Page 982 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included in the above legal description, but expressly excluded herefrom is the following described tract of land:

Beginning at the point of intersection of the existing northeast margin of S.R. 155 and the northwest boundary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 11-A of State Project 19076-2235-04); thence with said existing margin northwesterly 85 feet, more or less to a point; thence with the southeast boundary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 11-C of the State Project 19076-2235-04) north 33 degrees 10 minutes 47 seconds east 128.89 feet to a point, said point being 136.20 feet right of S.R. 155 proposed centerline station 492+95.42; thence with the proposed northeast margin of said road south 33 degrees 30 minutes 10 seconds east 85.89 feet to a point, said point being 131.53 feet right of S.R. 155 proposed centerline station 492 + 12.74; thence with said northwest boundary south 33 degrees 10 minutes 47 seconds west 125.73 feet to the point of beginning, containing 0.23 acres.

BEING the same property conveyed to Secretary of Housing and Urban Development from U.S. Bank National Association, by Deed dated December 5, 2013, as Instrument No. 20140124-0006599, in the Register's Office for Davidson County, Tennessee.

Property Address:	2524 Pennington Bend Road Nashville, TN 37214
Owner's Name:	Michele Johnson
Owner's Address:	3514 Hobson Pike Hermitage, TN 37076
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	62-1-40

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 20, 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 December 5, 2013, and recorded at Book , Page 20140124-0006599, 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

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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. 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 & Associates, PC

By: Jennifer Lee
Authorized Signatory

State of Georgia
County of Fulton

On the 17 day of June, 2014, before me the undersigned Notary Public of the State of County aforesaid, appeared Jennifer 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: 5/8/17

GEORGE S WADE II NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 8, 2017

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 $125,000.00, 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 20 day of June, 2014.

My Commission Expires: 9-11-17

(Seal)
Notary Public

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 09-11-2017 DAVIDSON COUNTY

File No. G14-9267D