RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20140044571 DEEDWARR
Recvd: 06/24/14 10:14 3 pgs
Fees:18.00 Taxes:177.60
20140624-0054889

CASH DEED FOR TENNESSEE

FHA Case No. 483-377083

Prepared by & Return to: Deanie L. Gregory, Attorney at Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

This Indenture, made and entered into this 23rd 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 Michael D. Swift ,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: SEE ATTACHED EXHIBIT "A"

Property Address:	103 Ellington Place Madison, TN 37115
Owner's Name:	Michael D. Swift
Owner's Address:	115 Lakebrink Drive Nashville, TN 37214
Mail Tax Bill to:	Same as New Owner
Parcel No.:	051100B04100

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 23, 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 3/8/2013, and recorded at Book **, Page _____ in the Register's Office of Davidson County, Tennessee. **Instrument No. 20140421-0033141

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 as Asset Manager
Contractor for C-OPC-23632

By: For HUD by:
Authorized Signatory Closing Manager

State of Tennessee
County of Davidson

On the 17th day of June, 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: 12/16/2017

Notary Public

BECKY A. PERRICONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-16-2017

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 $ 48,000.00, 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 23rd day of June, 2014.

My Commission Expires: 1-9-16

(Seal)

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2014-0109

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 of Ellington Place Condominiums, a Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act as set forth in Tennessee Code Annotated 66-27-101 et seq., and as referred to and described in the Master Deed for Ellington Place Condominiums of record in Book 6984, Page 84, as amended in Instrument No. 20090603-0051203, Register's Office for Davidson County, Tennessee to which reference is here made for more complete details of description of said property, together with an undivided interest in the general and limited common elements appurtenant thereto. Reference is here made to the Plan of Ellington Place Condominiums of record in Book 6250, Page 829, said Register's Office which plan is shown as Exhibit "C" to herein above referenced Master Deed for Unit Identification Numbers.

Being the same property conveyed to Secretary of Housing and Urban Development , Washington D. C. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, which deed is dated March 8, 2013 and recorded as Instrument No. 20140421-0033141 in the Register's Office for Davidson County, Tennessee.