BILL GARRETT, Davidson County
Trans:T20140047046 DEEDWARR
Recvd: 07/02/14 08:42 2 pgs
Fees:13.00 Taxes:296.00
20140702-0057994

CASH DEED FOR TENNESSEE

FHA Case No.:483-380033

Prepared By & Return To: Vanderpool, Pearman, and Drumwright
256 Seaboard Lane, G-104
Franklin, TN 37067

This Indenture, made and entered into this 30th 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 **Nisar A. Mohammadi**, 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:

Land in Davidson County, Tennessee, being Lot 658, SECTION 16, EDGE-O-LAKE ESTATES, as shown on plat of record in Plat Book 4175, Page 157, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP to Secretary of the Department of Housing and Urban Development as recorded on the 17th day of March, 2014 in Instrument No. 20140317-0021614; Quitclaim Deed from Secretary of Housing and Urban Development to Bank of America, N.A., s/b/m to BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing, LP as recorded on the 1st day of November, 2013 in Instrument No. 20131101-0113659; Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee to Secretary of the Department of Housing and Urban Development as recorded on the 24th day of May, 2013 in Instrument No. 20130524-0052718 and Warranty Deed from Maureen P. Cameron, a single person to Johnnie N. Hamer and wife, Constance D. Hamer as recorded on the 30th day of July, 2001 in Instrument No. 20010730-0080611, in the Register's Office of Davidson County, Tennessee.

Property Address	2869 Creekview Drive, Nashville, TN 37217
Owner's Name	Nisar A. Mohammadi
Owner's Address	6765 Sugar Hill Drive, Nashville, TN 37211
Mail Tax Bill to:	6765 Sugar Hill Drive, Nashville, TN 37211
Parcel No:	15005011500

THIS DEED IS NOT TO BE IN EFFECT UNTIL:06/30/14

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 March 17, 2014 , and recorded at Book , Page or Instrument Number 20140317-0021614 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 Ofori and 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 Development of presence of:

The Secretary of Housing and Urban Washington, D.C., and/or his/her successors and/or assigns

By: Ofori and Associates, PC

By: Jennifer Lee
Authorized Signatory

Jennifer Lee
As HUD's Designated Agent

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of GA

County of Fulton

On the 27 day of June, 20 14, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee 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 and Associates, PC , 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: 05/09/17

Notary Public

GEORGE S WADE IV NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 9, 2017

State of GA

County of Fulton

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 $ 80,000.00 , 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 30 day of June, 20 14.

My Commission Expires:

Notary Public

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-21-2016