RETURN TO:
**stewart title**
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140048819 DEEDWARR
Recvd: 07/09/14 09:42 2 pgs
Fees:13.00 Taxes:204.24
20140709-0060289

# CASH DEED FOR TENNESSEE

FHA Case No. 483-482145

Prepared by & Return to: Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

**This Indenture**, made and entered into this 8th day of July, 20 14, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Michalyn Fletcher and and Bret Fletcher, Tenants in common with rights of survivorship, part(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 part of Lot 23, on the plan of Zone Lot Division - Lots 22 Thru 28 & 68 Thru 73, East Lake Subdivision, of record in Plat Book 5800, Page 151, amending Plat Book 5200, Page 342, Register's Office for Davidson County, Tennessee, and further described, as follows:

Beginning at a point on the easterly margin of East Lake Drive, also being the southwest corner of this parcel; thence with said margin North 06 degrees 53 minutes 05 seconds west 35.00 feet to a point, also being the common corner of parcel 197; thence East with a radial line from East Lake Drive 166.02 feet to a point; thence South 01 degree 44 minutes 46 seconds West 35.40 feet to a point, said line also being the rear line; thence west with a radial line from East Lake Drive 160.75 feet to the point of beginning.

| | |
|---|---|
| Property Address: | 3138 E Lake Drive, Nashville, TN 37214 |
| Owner's Name: | Michalyn Fletcher and Bret Fletcher |
| Owner's Address: | 3138 E Lake Drive, Nashville, TN 37214 |
| Mail Tax Bill to: | Michalyn Fletcher<br>3138 E Lake Drive, Nashville, TN 37214 |
| Parcel No.: | 10808015600 |

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 08, 2014.**

Being the same 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 May 19, 2010, and recorded at Instrument No. 20100526-0040457, in the Register's Office for 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 with and 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 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 Manger of the U.S. Department of Housing and Urban Development, for and on behalf of 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 8th day of July, 2014, 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 & 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: 05/09/17

Notary Public

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

State of Tennessee
County of Wilson

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 $55,200.00, 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 8th day of July, 2014.

My Commission Expires: _____

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016