McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

(1)

CASH DEED FOR TENNESSEE

FHA Case No. 483-466882

BILL GARRETT, Davidson County
Trans: T20140049300 DEEDWARR
Recvd: 07/10/14 12:58 2 pgs
Fees: 13.00 Taxes: 425.50
20140710-0060839

Prepared by & Return to: Russell J. McCann
McCann & Hubbard
1804 Williamson Ct. Suite 201
Brentwood, TN 37027

This Indenture, made and entered into this 30 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 Cesar Torres Vilchez ,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. 9, on the Plan of Brook View Estates, Section 1, of record in Plat Book 4460, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Secretary of Housing and Urban Development, by Warranty Deed, from Quicken Loans, Inc., of record in Instrument No. 20140116-0004310, dated January 13, 2014, Being same property conveyed to Quicken Loans, Inc. By Substitute Trustee's Deed of record as Instrument No. 20130822-0088675, corrected by Instrument No. 20130904-0093042, from Brock & Scott, PLLC, as Substitute Trustee, by Appointment of Record in Instrument No. 20130716-0073294, replacing the Trustee named under the Deed of Trust granted by Debbie K. Kilpatrick and Charles Kilpatrick, wife and husband, dated April 30, 2011, of record in Instrument No. 20110513-0036895.

Property Address: 504 Benzing Road, Antioch, TN 37013

Owner's Name: Cesar Torres Vilchez

Owner's Address: 504 Benzing Road, Antioch, TN 37013

Mail Tax Bill to: Owner

Parcel No.: 162-10-0-009.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 30th, 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 1/13/2014, and recorded at Book ***, Page _____ 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
Home Telos, LP as Asset Manager
Contractor for C-OPC-28632

By: For HUD by:
Authorized Signatory
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 26th day of June, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared RON HUTCHISON 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 $ 115,000.00, 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, 2014.

My Commission Expires:

RUSSELL J. McCLAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

(Seal)

Notary Public