BILL GARRETT, Davidson County
Trans:T20140051298 DEEDWARR
Recvd: 07/17/14 10:04 3 pgs
Fees:18.00 Taxes:222.00
20140717-0063175

CASH DEED FOR TENNESSEE

FHA Case No. 483-405762

This instrument prepared by,

And after recording return to:

Limestone Title & Escrow, LLC

5200 Maryland Way, Ste. 202

Brentwood, TN 37027

This indenture, made and entered into this 10th day of July, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and James Polston and Holly Polston, husband and wife, 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 Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 11, DONELSON MEADOWS, as shown on plat of record in Plat Book 1835, Page 35, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance is made subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Property Address: 220 Cottage Lane
Nashville, TN 37214

Owner's Name: James Polston and Holly Polston

Owner's Address: 220 Cottage Lane
Nashville, TN 37214

Mail Tax Bills to: Same address as new owner

J.P. J.P.

Parcel No.: 084-14-0-175.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 10, 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 USC 3531), by deed dated 06/14/2013 and recorded at Instrument No. 20140505-0037900, 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 ways appertaining unto the said party(ies) of the second part, 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 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 as 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. 4837-D-57 (July 25, 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/

Its: Authorized Signatory

Jennifer Lee
As HUD's Designated Agent

State of Georgia

County of Fulton

On this 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 on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be an 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 professional corporation by himself/herself as an authorized signatory and for said professional corporation on behalf of the Secretary of Housing and Urban Development.

My Commission Expires: 05/09/17

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

Notary Public

State of Tennessee

County of Williamson

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 great, is $60,001.00 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 10th day of July, 2014.

My Commission Expires:

12/21/2014

JAMIE R STEELMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public