CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 07/21/14 10:49 3 pgs
Fees:18.00 Taxes:399.90
20140721-0064366

FHA Case No. 483-399598

Prepared by & Return to: Chaffin & Burnsed, PLLC
49 Music Square West, Suite 502
Nashville, TN 37203

This Indenture, made and entered into this 18 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 Ondrej Svarc, an unmarried man ,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: 1305 Otay Street, Nashville, TN 37216

Owner's Name: Ondrej Svarc

Owner's Address: 6680 Charlotte Pike, D-7
Nashville, TN 37209

Mail Tax Bill to: Same as Owner

Parcel No.: 072-100-261.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 18, 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 9/17/2013, and recorded at Book _____, Page _____ in the Register's Office of Davidson County 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-2863

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

State of Tennessee
County of Davidson

On the 15th day of July, 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. TERRICONE
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 $ 108,080.00, 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 21st day of July, 2014.

My Commission Expires: 12/16/2017

Heather D. Wood
(Seal)

Notary Public

HEATHER D. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-16-2017

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Northview Subdivision, not of record and the south 1/2 of a 13 foot alley adjacent to and north of Lot No. 2 on said Plan, which alley was closed by instrument of record in Book 3072, page 185, Register's Office and being described according to a copy of plan attached to said alley closing above referred to appearing on page 187 of said instrument, as follows:

BEGINNING at a point in the northerly margin of Otay Avenue, 75 feet east of the east margin of Northview Avenue, being the corner of Lots Nos. 1 and 2; thence northerly parallel to the east line of Northview Avenue, along the line between Lots Nos. 1 and 2, 116.5 feet to the center line of an alley now closed; thence easterly, parallel to the north margin of Otay Avenue; 75 feet to a point; thence southerly, parallel to the first line, 116.5 feet to the north margin of Otay Avenue; Thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Kelly Bryant, unmarried by deed from Chris L. Huskey of record in Instrument No. 20070627-0076510, Register's Office for Davidson County, Tennessee, dated June 14, 2007 and recorded on June 27, 2007.

Being the same property conveyed to The Secretary of Housing and Urban Development of Washington, D.C. by deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20140604-0048586 Register's Office for Davidson County, Tennessee, dated September 17, 2013 and recorded on June 4, 2013.

(Notice: Prior legal descriptions included in the conveyance immediately prior to this conveyance inadvertently omitted the following call; 75 feet to a point; thence southerly, parallel to the first line, 116.5 feet to the north margin of Otay Avenue)

Being also known as 1305 Otay Street Nashville, TN 37216.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather D. Wood
Heather Wood

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 06-19-16

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016

Ashley W. Morgan