BILL GARRETT, Davidson County
Trans: T20140055278 DEEDWARR
Recvd: 07/30/14 13:52 2 pgs
Fees: 13.00 Taxes: 148.00
20140730-0067984

CASH DEED FOR TENNESSEE

FHA Case No. 483-261513

Prepared by & Return to: Solomon Parks Title & Escrow, LLC.
1535 West Northfield Blvd., Ste 2
Murfreesboro, TN 37129

This Indenture, made and entered into this 29th 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 Marc DeRossett ,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. 31 on the Plan of Ashton's Subdivision at Bordeaux which lot, according to survey of Eric Drake, Surveyor, fronts 100 feet on the westerly side of Ashton Avenue and runs back between parallel lines, 200 feet to a dead line, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address:	1901 Ashton Avenue Nashville, TN 37218
Owner's Name:	Marc DeRossett
Owner's Address:	7425 Harper Road Joelton, TN 37080
Mail Tax Bill to:	owner
Parcel No.:	069-16-0-123.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 29th, 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 3/21/2014, and recorded at Book 20140606, Page 0049211 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 for C-OPC-23632

For HUD by: Ron Hutchison

By: Ron Hutchison, Senior Project Manager
Authorized Signatory

State of Tennessee
County of Davidson

On the 22nd 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. 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 $40,000.00, 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 29 day of July, 2014.

My Commission Expires: 5/23/16

(Seal)

Notary Public

Rebecca A. Dohoda Notary Public State of Tennessee Rutherford County