BILL GARRETT, Davidson County
Trans:T20140056528 DEEDWARR
Recvd: 08/04/14 11:53 3 pgs
Fees:18.00 Taxes:266.87
20140804-0069599

CASH DEED FOR TENNESSEE

FHA Case No. 483-427612

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR. STE 111
NASHVILLE, TN 37220
FILE: ST14-OUT-1680

This Indenture, made and entered into this 31 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 MAZZEI HOLDINGS, LLC, 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: 1316 QUAIL VALLEY RD.
NASHVILLE, TN 37214

Owner's Name: MAZZEI HOLDINGS, LLC

Owner's Address: PO BOX 7215
SPRECKELS, CA 93962

Mail Tax Bill to: PO BOX 7215
SPRECKELS, CA 93962

Parcel No.: 108080E02100CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 7-31-2014

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 [illegible], 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 his/her successors and assigns
By: HomeTelos, LP
HomeTelos, LP for C-OPC-23652

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

State of Tennessee
County of Davidson

On the 29th 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 $ 72,128.00 , 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 31 day of July, 2014

My Commission Expires: 9-21-15

(Seal)

Notary Public

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: ST14-OUT-1680

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

BEING A CERTAIN CONDOMINIUM APARTMENT, TO WIT: UNIT 21, LOT 28 ON THE PLAN OF CONDOMINIUM SITE PLAN OF QUAIL VALLEY, SECTION THREE, PHASE 6, REVISION OF LOTS 25, 26, 27 AND 28, OF RECORD IN BOOK 5800, PAGE 204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C. ITS SUCCESSORS AND ASSIGNS, BY TENNESSEE SPECIAL WARRANTY DEED FROM SUNTRUST MORTGAGE, INC., DATED 01/13/2014 AND RECORDED ON 05/15/2014 IN INSTRUMENT NUMBER 20140515-0041674, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $76,441.39.

ALSO BEING THE SAME PROPERTY CONVEYED TO SUNTRUST MORTGAGE, INC. BY SUBSTITUTE TRUSTEE'S DEED FROM BROCK & SCOTT, PLLC, AS SUBSTITUTE TRUSTEE, DATED 01/07/2014 AND RECORDED ON 01/09/2014 IN INSTRUMENT NUMBER 20140109-0002348, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO RONNIEA DOZIER, A SINGLE PERSON, BY WARRANTY DEED FROM JASON A. NICHOLS, UNMARRIED, DATED 08/20/2009 AND RECORDED ON 08/25/2009 IN INSTRUMENT NUMBER 20090825-0079929, SAID REGISTER'S OFFICE.