BILL GARRETT, Davidson County
Trans:T20140072874 DEEDWARR
Recvd: 09/29/14 11:34 3 pgs
Fees:18.00 Taxes:203.50
20140929-0089411

CASH DEED FOR TENNESSEE

FHA Case No. 483-317507

Prepared by & Return to: L. Bromer McCoy
Attorney at Law
102 N. Main St.
Ashland City, TN 37015
file No: 14030042

This Indenture, made and entered into this 26 day of September, 20 14, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and John Monts, unmarried ,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 , State of Tennessee, to wit:

Being:

See Exhibit A

Property Address:	5633 Higdon Road Joelton, TN 37080
Owner's Name:	John Monts, unmarried
Owner's Address:	3903 Martins Chapel Road Springfield, TN 37172
Mail Tax Bill to:	3903 Martins Chapel Road Springfield, TN 37172
Parcel No.:	036-00-0-024.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 26, 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 2/21/2014, and recorded at Book *, Page _____ in the Register's Office of Davidson County, Tennessee. Instrument No. 20140708-0060153

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-23632

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

State of Tennessee
County of Davidson

On the 24 day of September, 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: 7/8/2018

_____
Notary Public

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 $ 55,000.00, 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 26 day of Sept., 2014.

My Commission Expires: 8/25/18

_____
(Seal)

Notary Public

LEWIS BRONER McCOY
CHEATHAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

Exhibit A
Property Description
FHA Case No: 483-317507

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of land lying on the east side of Higdon Road and being all of the property described in Book 5925, Page 591, Register's office, Davidson County Tennessee and further described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc. License number 1838, dated May 17, 2000 as follows:

Beginning at a point in the centerline of Higdon Road; said point being the southwest corner of the Jonathan D. West property of record in Book 9981, Page 131, Register's Office, Davidson County, Tennessee and the northwest corner of the herein described tract; thence leaving said road, South 67 degrees, 08 minutes East, 699.91 feet to a point; thence South 71 degrees, 41 minutes East, 178 feet to a point thence North 09 degrees 42 minutes West, 430.00 feet to a point; thence North 78 degrees, 00 minutes East, 200.00 feet to a point; thence South 09 degrees, 57 minutes East, 471.00 feet to a point; thence South 74 degrees, 00 minutes West, 124.00 feet to a point; thence South 45 degrees, 00 minutes West, 97.00 feet to a point; thence South 09 degrees, 42 minutes East, 26.00 feet to a point; thence South 13 degrees, 00 minutes East, 142.00 feet (Calc.) to a point; thence North 86 degrees, 50 minutes West, 270.00 feet to a point in the Southeast corner of the Ralph Meadows property of record in Book 5925, Page 691. Register's Office, Davidson County, Tennessee; thence North 09 degrees, 00 minutes East 242.00 feet to a point; thence North 66 degrees, 56 minutes West, 692.27 feet to a point in the centerline of Higdon Road, thence along said centerline of said road, North 00 degrees, 15 minutes West, 50.00 feet to the point of beginning, together with the right of ingress and egress of a Joint Driveway called Cotton Patch Road of record in Book 7709, Page 613, Register's Office, Davidson County, Tennessee.