BILL GARRETT, Davidson County
Trans:T20140077100 DEEDWARR
Recvd: 10/14/14 08:47 3 pgs
Fees:18.00 Taxes:497.28
20141014-0094510

CASH DEED FOR TENNESSEE

FHA Case No. 483-423775

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR. STE 111
NASHVILLE, TN 37220
FILE: ST14-37220-1928

This Indenture, made and entered into this 7TH day of OCTOBER, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and ADEL MOUSA AND NERMEEN GHATTAS AS TENANTS IN COMMON, 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:	1429 BELL TRACE DRIVE ANTIOCH, TN 37013
Owner's Name:	ADEL MOUSA AND NERMEEN GHATTAS
Owner's Address:	1429 BELL TRACE DRIVE ANTIOCH, TN 37013
Mail Tax Bill to:	US BANK NA PO BOX 7298 SPRINGFIELD OH 45501
Parcel No.:	162160E04700CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10-7-2014

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 4/4/2014, and recorded at Book [redacted], 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/or his/her successors and/or assigns

By: ~~HomeTelos, LP~~ HomeTelos, LP as Asset Manager
Contractor for C-OPC-23632

By: _____
~~Authorized Signatory~~

For HUD by:
William Johnson, Closing Manager

State of Tennessee
County of Davidson

On the 3 day of October, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared William Johnson 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 $ 134,400.00, 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 3 day of October, 2014

My Commission Expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Seal)

Notary Public

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: ST14-37220-1928

EXHIBIT A
PROPERTY DESCRIPTION

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

Land in Davidson County, Tennessee, being Lot Number 16, on the Plan of the Resubdivision of Lots 16 and 17 of Bell Crest, Section Two, a Planned Unit Development, of record in Book 8250, Page 645, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, BY SUBSTITUTE TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE, DATED 04/04/2014 AND RECORDED ON 06/27/2014 IN INSTRUMENT NUMBER 20140627-0056265, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO CINDY SIBOUNREUANG, BY WARRANTY DEED FROM KEVIN R. THOMAS AND WIFE, KRISTIN A. THOMAS, DATED 07/02/2009 AND RECORDED ON 07/13/2009 IN INSTRUMENT NUMBER 20090713-0064835, SAID REGISTER'S OFFICE.