Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140079611 DEEDWARR
Recvd: 10/22/14 11:06 2 pgs
Fees:13.00 Taxes:271.03
20141022-0097428

# CASH DEED FOR TENNESSEE

FHA Case No. 483-367881

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Prepared By & Return To:
Vanderpool, Pearman & Drumwright
256 Seaboard Lane, Suite G104
Franklin, TN 37067
**File No. 14-R6550**

This Indenture, made and entered into this 20th day of October, 2014, by and between Shaun Donovan, **The Secretary of Housing and Urban Development of Washington, D.C.**, or his successors, party of the first part, and **Mike Kakar and wife, Spozhmai Kakar**, his/her/their/its heirs and assigns, party(ies) of the second part,

Witnesseth: That for an 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:

Land Davidson County, Tennessee, being Lot 70, Section 4, Whittemore Valley, as shown on plat of record in Plat Book 6250, Page 873, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Special Warranty Deed from Wells Fargo Bank, NA to Secretary of Housing & Urban Development, Washington, D.C. as recorded on the 18th day of February, 2014 in Instrument No. 20140218-0013639, Register's Office for Davidson County, Tennessee.

Property Address: 581 Michele Drive, Antioch, Tennessee 37013

Owner's Name: Mike Kakar and Spozhmai Kakar

Owner's Address: 581 Michele Drive, Antioch, Tennessee 37013

Mail Tax Bill To: 2172 Forge Ridge Circle, Nashville, TN 37217

Parcel No.: 162-11-022.00

**THIS DEED IS NOT EFFECTIVE UNTIL:** October 20th, 2014

BEING the same property acquired by the Secretary of Housing and Urban Development pursuant to the provision of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.) by Special Warranty Deed dated November 7, 2013, and record in Instrument No. 20140218-0013639, Register's Office for 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/she 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/she 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 Ofori & Associates, PC, Asset Manager of the U.S. Department of Housing and Urban Development, for an on behalf of the Secretary of Housing and Urban Development, under the Redelegation of authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012).

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: Ofori & Associates, PC

By: Jennifer Lee
Authorized Signatory

State of Georgia
County of Fulton

On the 16 day of October, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee 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 Ofori & Associates, PC, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainor, 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:

GEORGE S WADE II NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 9, 2017

Notary Public

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 $73,251.00, 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 20th day of October, 2014.

My Commission Expires: 10/2/17

(Seal)
Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County