BILL GARRETT, Davidson County
Trans:T20140081069 DEEDWARR
Recvd: 10/28/14 10:26 3 pgs
Fees:18.00 Taxes:552.64
20141028-0099237

CASH DEED FOR TENNESSEE

FHA Case No. 483-425986

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR. STE 111
NASHVILLE, TN 37220
FILE: ST14-OUT-2531

This Indenture, made and entered into this 24 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 TAYLOR PROPERTIES I, 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: 1048 FITZPATRICK RD.
NASHVILLE, TN 37214

Owner's Name: TAYLOR PROPERTIES I, LLC

Owner's Address: P.O. BOX 7215
SPRECKELS, CA 93962

Mail Tax Bill to: P.O. BOX 7215
SPRECKELS, CA 93962

Parcel No.: 10804018500

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10-24-2014

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 3/17/2014, 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/or his/her successors and/or assigns
By: HomeTelos, LP
Home Telos, LP as Asset Manager
Contractor for C-OPC-23632
By: _____
Authorized Signatory
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 21 day of October, 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~~ Sumner

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 $ 149,362.00 , 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 27th day of October, 2014.

My Commission Expires: SEP 2 0 2016

(Seal)

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: ST14-OUT-2531

EXHIBIT A
PROPERTY DESCRIPTION

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

BEING LOT NO. 355 ON THE PLAN OF LARCHWOOD, SECTION SEVEN, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 274, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C., BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE, DATED 03/17/2014 AND RECORDED ON 07/03/2014 IN INSTRUMENT NUMBER 20140703-0058557, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO ESTHER GONSALES, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM DONALD D. GILLESPIE AND CAROLYN S. GILLESPIE, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, DATED 08/10/2009 AND RECORDED ON 08/13/2009 IN INSTRUMENT NUMBER 20090813-0076145, SAID REGISTER'S OFFICE.