CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140081934 DEEDWARR
Recvd: 10/30/14 14:35 2 pgs
Fees:13.00 Taxes:259.00
20141030-0100252

FHA Case No. 483-365578

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DR., STE 120
NASHVILLE, TN 37220
File No ST14-37220-2457

This Indenture, made and entered into this 17TH 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 **RUBEN CONSTRUCTION, LLC** his/her/their/its heirs and assigns, 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:

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 197, ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION III, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 268 AND 269, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 197 FRONTS 75 FEET ON THE NORTHERLY MARGIN OF TOWNESHIP ROAD AND EXTENDS BACK 135 FEET ON THE WESTERLY (REFERRED TO AS EASTERLY IN THE WARRANTY DEED) LINE AND 102.16 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 91.55 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, BY WARRANTY DEED FROM TENNESSEE HOUSING DEVELOPMENT AGENCY, DATED 12/02/2013 AND RECORDED ON 08/06/2014 IN INSTRUMENT NUMBER 20140806-0070503, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 3357 TOWNSHIP RD., ANTIOCH TN 37013

Owner's Name: RUBEN CONSTRUCTION, LLC

Owner's Address: 6961 OLD NASHVILLE HWY., MURFREESBORO TN 37129

Mail Tax Bill to: SAME AS ABOVE

Parcel No.: 15011013600

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10-27-2014

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 Substitute Trustee's Deed DATED 12/02/2013 AND RECORDED ON 08/06/2014 IN INSTRUMENT NUMBER 20140806-0070503, 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 is lawfully seized in fee of the aforedescribed 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 Ofori and Associates, PC , 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. 4837-D-57 (July 25, 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: Ofori and Associates, PC

By: Jennifer Lee

Its: Authorized Signatory

State of **Georgia**
County of **Fulton**

On the 23 day of Oct., 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 and 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 company by himself/herself as an authorized signatory and for said company on behalf of the **Secretary of Housing and Urban Development**.

My Commission Expires: _____

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

_____
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 **$70,000.00**, 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 27 day of October, 2014.

My Commission Expires: 2.11.16

_____ (Seal)
Notary Public

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY