CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 11/06/14 09:43 3 pgs
Fees:18.00 Taxes:388.50
20141106-0102508

FHA Case No. NBS483-405185

Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

This Indenture, made and entered into this 5th day of November, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Ricardo Ramirez** , unmarried, and **Plutarco Ramirez** , unmarried , as individuals, their 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 Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, described according to a survey made by S. H. Hutchinson, Surveyor, February 7, 1953, as follows:

Beginning at a point in the center of Old Charlotte Pike at the intersection of the center line of said Pike and the Eastern boundary line of the (erroneously referred to as tlie in prior deed) property conveyed to James W. Ferriss by deed from O. D. Crouch of record in Book 1531, Page 257, Register's Office for said County; thence with the center of said Pike, North 70 degrees East 150 feet to the Northwest corner (erroneously referred to as comer in prior deed) of the property conveyed to Knowlton H. Crowell and wife, by deed from Sam L. Lewis, et ux.; thence with the Western boundary line of said Crowell property, South 05 degrees East 403 feet to an iron stake in the Northern boundary line of the property conveyed to Olin D. Crouch and wife, by deed from Mrs. K. A. Wilsdorf, of record in Book 1390, Page 70, said Register's Office; thence with the Northern boundary line of said Olin D. Crouch and James W. Ferriss property, North 88 degrees West 195 feet; thence with the Eastern boundary line of said James W. Ferriss property, North 02 degrees East 346.5 feet to the beginning, containing 1.45 acres, more or less.

Property Address: 8339 Old Charlotte Pike

Pegram, TN 37143

Owner's Name: Ricardo Ramirez
Plutarco Ramirez

Owner's Address: 460 Annex Avenue

Nashville, TN 37209

Mail Tax Bill to: Owner at Property Address

Parcel No.: 11300003500

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 5, 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 June 26, 2014, and recorded at Instrument No. 20140812-0072725 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, 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 & 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. 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: Ofori & Associates, PC

By: Jennifer Lee
Authorized Signatory

State of GA
County of Fulton

On the 3rd day of Nov, 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: 05/09/17

Notary Public

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

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 $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

C. Walsh
Affiant

Subscribed and sworn to before me this 5th day of November, 2014.

My Commission Expires: 9-10-18

Ashlee D. Page
(Seal)
Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18.