BILL GARRETT, Davidson County
Trans:T20140083877 DEEDWARR
Recvd: 11/06/14 10:20 3 pgs
Fees:18.00 Taxes:325.97
20141106-0102565

CASH DEED FOR TENNESSEE

FHA Case No. 483-390746

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR. STE 111
NASHVILLE, TN 37220
FILE: ST14-37220-2381

This Indenture, made and entered into this 31 day of OCTOBER, 2014, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and SEAN RYAN WILSON, SINGLE ,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: 1701 TURNER STREET
OLD HICKORY, TN 37138

Owner's Name: SEAN RYAN WILSON

Owner's Address: SAME AS ABOVE

Mail Tax Bill to: SAME AS ABOVE

Parcel No.: 05303040400

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 10-31-2014

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 5/9/2014, 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

By: Home Telos, LP as Asset Manager
Contractor for C-OPC-23632
Authorized Signatory
For HUD by:
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 29 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

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 $ 88,100.00, 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 4th day of November, 2014.

My Commission Expires: SEP 2 0 2016

(Seal)

Notary Public

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

Please Record and Return To
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: ST14-37220-2381

EXHIBIT A
PROPERTY DESCRIPTION

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

BEING THE SAME PROPERTY CONVEYED TO THOMAS A. SIRTEN AND TONY SIRTEN AND RONALD ROGERS, BY WARRANTY DEED FROM SHERRI STOTTS, TRUSTEE OF THE TURNER STREET TRUST, DATED 06/04/2008 AND RECORDED ON 06/05/2008 IN INSTRUMENT NUMBER 20080605-0057853, SAID REGISTER'S OFFICE.