BILL GARRETT, Davidson County
Trans:T20140089490 DEEDWARRSP
Recvd: 12/01/14 08:34 3 pgs
Fees:18.00 Taxes:307.10
20141201-0109560

CASH DEED FOR TENNESSEE

FHA Case No. 483-453375

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE
STE 111
NASHVILLE, TN 37220
FILE ST14-OUT-2700

This Indenture, made and entered into this 25 day of NOVEMBER, 2014, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and CRYSTAL BAY, 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: 405 WOODSMAN COURT
NASHVILLE, TN 37214

Owner's Name: CRYSTAL BAY, LLC

Owner's Address: PO BOX 7215
SPRECKELS, CA 93962

Mail Tax Bill to: PO BOX 93962
SPRECKELS, CA 93962

Parcel No.: 10816026100

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 11-25-2014

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 8/28/2014, 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
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23632
By: _____
Authorized Signatory
or HUD by:
William Johnson, Closing Manager

State of Tennessee
County of Davidson

On the 21 day of November, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared William Johnson 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 KMT

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 $ 83,000.00 , 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 26th 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-OUT-2700

EXHIBIT A
PROPERTY DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 89A, ON THE PLAN OF ZONE LOT DRWG., LOTS 89-90-91-94-95-96 AND 97, PERCY PRIEST WOODS, SECTION IV, OF RECORD IN PLAT BOOK 6250, PAGE 357, AMENDED IN BOOK 6250, PAGE 717, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, BY WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, DATED 08/28/2014 AND RECORDED ON 09/16/2014 IN INSTRUMENT NUMBER 20140916-0084758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO U. S. BANK NATIONAL ASSOCIATION, BY SUBSTITUTE TRUSTEE'S DEED FROM JESSICA D. BINKLEY, SUBSTITUTE TRUSTEE, DATED 05/16/2014 AND RECORDED ON 05/20/2014 IN INSTRUMENT NUMBER 20140520-0043327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO ASHLEY NICOLE ADCOCK, AN UNMARRIED PERSON, BY WARRANTY DEED FROM BRENT D. GOATS AND LINDSAY J. GOATS, DATED 08/31/2010 AND RECORDED ON 09/16/2010 IN INSTRUMENT NUMBER 20100916-0073893, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.