RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20140089564 DEEDWARR
Recvd: 12/01/14 09:03 2 pgs
Fees:13.00 Taxes:241.31
20141201-0109635

CASH DEED FOR TENNESSEE

FHA Case No. 483-300672

Prepared by & Return to: Deanie L. Gregory, Attorney at Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

This Indenture, made and entered into this 26th 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 Emerald Creek Properties, 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: Lot No. 186B on the Plan of Zone Lot Division of all lots of Phase One, Cedar Bluff Subdivision, of record in Book 6250, Pages 386 and 387, Register's Office for Davidson County, Tennessee.

Said Lot No. 186B fronts 35.2 feet on the easterly margin of Macfie Drive and extends back 122.24 feet on the northerly line and 130.22 feet on the broken southerly line in the rear measuring 40.34 feet thereon.

Property Address: 226 Macfie Drive
Madison, TN 37115

Owner's Name: Emerald Creek Properties

Owner's Address: P O Box 1489
Goodlettsville, TN 37070-1489

Mail Tax Bill to: Same as New Owner

Parcel No.: 033160255.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 26, 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 5/28/2014, and recorded at Book **, Page _____ in the Register's Office of _____ County, Tennessee. ****Instrument No. 20140626-0055811**

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

Granted 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 Brusa 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 $ 65,219.00 , 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 21st day of November, 2014.

My Commission Expires: 1-9-16

_____
(Seal)

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY