BILL GARRETT, Davidson County
Trans:T20140092289 DEEDWARR
Recvd: 12/10/14 10:07 3 pgs
Fees:18.00 Taxes:218.67
20141210-0112985

CASH DEED FOR TENNESSEE

FHA Case No. 483-463297

Prepared By & Return To: Four Star Title, LLC
2508 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

File #14-0568

This Indenture, made and entered into this 8th day of December, **2014**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Junious C. Kirkland and Gloria A. Kirkland, husband and wife**, party(ies) of the second part.

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt 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:

See Attached Exhibit "A"

Property Address:	4804 Big Horn Drive, Old Hickory, TN 37138
Owner's Name:	Junious C. Kirkland and Gloria A. Kirkland
Owner's Address:	914 Pointview Circle, Mt. Juliet, TN 37122
Mail Tax Bills To:	Same as New Owner
Parcel No:	065 13 0 011.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 8, 2014

Being the same 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 **May 23, 2014**, and recorded on **June 16, 2014** at Instrument Number 20140616-0052137, 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 Ofori & Associates, P.C., 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, P.C.

By: Jennifer Lee
Authorized Signatory Jenifer Lee

STATE OF GA
COUNTY OF Fulton

On the 5th day of December, 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 an authorized signatory of Ofori & Associates, P.C., said company being the 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: FAYE C TAHARKA MY COMMISSION EXPIRES APRIL 02 2018 FULTON CO., GEORGIA NOTARY PUBLIC

Faye C. Taharka
Notary Public

STATE OF TENNESSEE
COUNTY OF Wilson

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 **$59,100.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribe and sworn to before me this 8th day of December, 2014.

My Commission Expires: 3/28/15

Notary Public

(Seal) Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 2-A, Zone Lot Division of Lot 2, Sherwood Forest, Section 1, SD recorded in Book 6200, Page 123, said Register's Office, to which plat reference is here made for a more complete and detailed description thereof.

Being the same property conveyed to Secretary of Housing and Urban Development by Special Warranty Deed from Nationstar Mortgage LLC recorded June 16, 2014 in Instrument Number 20140616-0052137, Register's Office for Davidson County, Tennessee; and further conveyed to Nationstar Mortgage LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, recorded February 28, 2014 in Instrument Number 20140228-0017283, Register's Office for Davidson County, Tennessee; and further conveyed to Carl Kerr by Deed from Donald R. Baskin recorded October 12, 2005 in Instrument Number 20051012-0123218, Register's Office for Davidson County, Tennessee.