Box 13

CASH DEED FOR TENNESSEE

FHA Case No. 483-380151

BILL GARRETT, Davidson County
Trans:T20150001680 DEEDWARR
Recvd: 01/08/15 09:53 2 pgs
Fees:13.00 Taxes:277.50
20150108-0001977

Prepared by & Return to: Advantage Title and Escrow
3325 Aspen Grove Drive, Ste. 104
Franklin, TN 37067
File # 9010

This Indenture, made and entered into this 2nd day of January, 2105, by and between Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and Nicole Hayes, 1445 Tempany Ct Nashville TN 37207 his/her/their/its heirs and assigns, party(ies) of the second part, * unmarried

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 Rutherford, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the North 30 feet on Lot Number 94 on the map of Namakwa Hills Powwow Addition, Section 3, of record in Book 974, page 25, Register's office for Davidson County, Tennessee, and the South 10 feet of an abandoned 20 foot alley lying North of the 30 feet of Lot Number 94 and being described as follows:

Said part of Lot 94 runs 40 feet along the front and runs back parallel lines 150 feet to a dead line in the rear measuring 40 feet thereon.

Property Address: 1456 Ocoee Trail Madison TN 37115

Owner's Name: Nicole Hayes

Owner's Address: 1445 Tempany Ct Nashville TN 37207

Mail Tax Bill to: Primary Residential Mortgage, Inc.
1480 North 2200 West, Salt Lake City Utah 84116

Parcel No.: 06302007700

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 1/2/2015

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 Secretary of The Department of Housing and Urban Development by Substitute Trustee's Deed dated July 22, 2014, and recorded at Instrument 20140924-0087901 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 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. 4837-D-57 (July 25, 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

Its: Authorized Signatory

State of **Georgia**
County of Fulton

On the 30 day of Dec. 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 company by himself/herself as an authorized signatory and for said company on behalf of the **Secretary of Housing and Urban Development**.

My Commission Expires: 3/14/2017

TERRI V JAMES NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES MAR 14 2017

Notary Public

State of **Tennessee**
County of Williamson

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 **$75,000.00**, 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 2nd day of January, 2015.

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

My Commission Expires: _____

Notary Public (Seal)