BILL GARRETT, Davidson County
Trans:T20150006027 DEEDWARR
Recvd: 01/26/15 09:41 2 pgs
Fees:13.00 Taxes:205.35
20150126-0007135

CASH DEED FOR TENNESSEE

FHA Case No. 483-424666

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR., STE 111
NASHVILLE, TN 37220
File No ST14-37066-3055

This Indenture, made and entered into this 16TH day of JANUARY , 2015, 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 **GUILLERMINA GARCIA VAZQUEZ, SINGLE** his/her/their/its heirs and assigns, 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:

LEGAL DESCRIPTION

BEING LOT NUMBER 16 AND THE WESTERLY HALF OF LOT NUMBER 15, OF BLOCK "G", ON THE REVISED PLAN OF RAINBOW TERRACE SUBDIVISION, OF RECORD BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 16 AND SAID PART OF LOT NUMBER 15 FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF YOWELL AVENUE AND RUN BACK BETWEEN PARALLEL LINES 145 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C., BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE, DATED 05/06/2014 AND RECORDED ON 11/03/2014 IN INSTRUMENT NUMBER 20141103-0101399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 725 YOWELL AVENUE, MADISON TN 37115

Owner's Name: GUILLERMINA GARCIA VAZQUEZ

Owner's Address: SAME AS ABOVE

Mail Tax Bill to: SAME AS ABOVE

Parcel No.: 05202002400

THIS DEED IS NOT TO BE IN EFFECT UNTIL: JANUARY 16, 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 Department of Housing and Urban Development Act (42 U.S.C. 3531), by Substitute Trustee's Deed , DATED 05/06/2014 AND RECORDED ON 11/03/2014 IN INSTRUMENT NUMBER 20141103-0101399, REGISTER'S OFFICE FOR 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 13 day of Jan, 2015, 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: 3/14/17

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

Notary Public

State of **Tennessee**
County of Sumner

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 **$55,500.00**, 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 January 2015.

My Commission Expires: ~~SEP 2 0 2016~~

Notary Public

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN. (Seal)

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