CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 02/23/15 09:48 3 pgs
Fees:18.00 Taxes:341.33
20150223-0015183

FHA Case No. 483-395808

Prepared by & Return to: Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

This Indenture, made and entered into this 20th day of February, 2015, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Bert Knight and and Cynthia Knight Tenants by Entirety, part(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:

Land in Davidson County, Tennessee, being Lot Number 998 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Property Address: 163 Jacksonian Drive, Hermitage, TN 37076

Owner's Name: Bert Knight and Cynthia Knight

Owner's Address: 102 Guill Ct, Nashville, TN 37214

Mail Tax Bill to: Bert Knight
102 Guill Ct, Nashville, TN 37214

Parcel No.: 0740822700

THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 20, 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 deed dated September 16, 2014, and recorded at Instrument No. 20140924-0088002, 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 with and 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 Manger of the U.S. Department of Housing and Urban Development, for and on behalf of 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, PC

By: Jennifer Lee
Authorized Signatory

Jennifer Lee
As HUD's Designated Agent

State of Georgia
County of Fulton

On the 18 day of Feb. 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: 3/14/17

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

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 $92,250.00, 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 20th day of February, 2015.

My Commission Expires: May 03, 2016

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES 5-3-2016

(Seal)
Notary Public Kimie Perry

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trephor, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trephor

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

