CASH DEED FOR TENNESSEE

FHA Case No. 483-436802

Prepared by & Return to: Smith.Sholar.Milliken.PLLC.
846 Conference Drive
Goodlettsville, TN 37072

This Indenture, made and entered in this this 3rd day of March, 2015, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Claudia Neeley, 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 part 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 No. 40 on the plan of LOCUST GROVE ESTATES, as shown by plat of record in Plat Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to The Secretary of Housing and Urban Development of Washington, D.C. from Bank of America, N.A., by Special Warranty Deed dated October 30, 2014, as Instrument No. 20141211-0113363, in the Register's Office for Davidson County, Tennessee.

Property Address:	1065 Horseshoe Drive Nashville, TN 37216
Owner's Name:	Claudia Neeley
Owner's Address:	1406 Jakes Avenue Nashville, TN 37216
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	61-14-59

BILL GARRETT, Davidson County
Trans:T20150015899 DEEDWARR
Recvd: 03/04/15 11:13 2 pgs
Fees:13.00 Taxes:370.00
20150304-0018892

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 3, 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 October 30, 2014, and recorded at Book , Page 20141211-0113363, 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. 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: Ryan Stafford 2-27-15
Authorized Signatory

Ryan Stafford 2-27-15
As HUD's Designated Agent

State of Georgia
County of Fulton

On the 27 day of February, 2015, before me the undersigned Notary Public of the State of County aforesaid, appeared Ryan Stafford 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 MY COMMISSION EXPIRES MAR 14 2017 DEKALB CO. GEORGIA NOTARY PUBLIC

Notary Public

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 $100,000.00, 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 3 day of March, 2015.

My Commission Expires: 9-11-17

(Seal)
Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

File No. G15-0910D