CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20150019601 DEEDWARR
Recvd: 03/18/15 09:46 3 pgs
Fees:18.00 Taxes:384.80
20150318-0023169

FHA Case No. 483-393857

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE SUITE 111
NASHVILLE, TN 37220
FILE: ST414-37067-3094

This Indenture, made and entered into this 13 day of MARCH, 2015, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and JHOSSELHYNE SANCHEZ RAMOS married ,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:

Being:

SEE ATTACHED EXHIBIT A

Property Address: 525 SPANN CT.
ANTIOCH, TN 37013

Owner's Name: JHOSSELHYNE SANCHEZ RAMOS

Owner's Address: 525 SPANN CT.
ANTIOCH, TN 37013

Mail Tax Bill to: CORNERSTONE HOME LENDING, INC.
1177 WEST LOOP SOUTH, STE 200
HOUSTON, TX 77027

Parcel No.: 14803015000

THIS DEED IS NOT TO BE IN EFFECT UNTIL: MARCH 13 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 6/6/2014, and recorded at Book [redacted], Page _____ 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 HomeTelos, LP, 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: HomeTelos, LP
Home Telos, LP as Asset Manager
Contractor for C-OPC-23632

By: _____
Authorized Signatory
Sealed by:
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 11 day of March, 20 15, before me the undersigned Notary Public of the State and County aforesaid, appeared RON HUTCHISON 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 HomeTelos, LP; said company being an 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: 7/8/2018

_____
Notary Public

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 $ 104,000.00, 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 13 day of March, 20 15

My Commission Expires: 02.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

_____
(Seal)

Notary Public

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

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: ST14-37067-3094

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 1030, SECTION TEN, CHEROKEE HILLS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660, PAGE 27, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

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 06/06/2014 AND RECORDED ON 10/30/2014 IN INSTRUMENT NUMBER 20141030-0100193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO MILDRED S. RAMOS MALDONADO, BY QUITCLAIM DEED FROM VICTOR M. SANCHEZ, DATED 05/01/2014 AND RECORDED ON 05/01/2014 IN INSTRUMENT NUMBER 20140501-0037044, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO MILDRED S. RAMOS MALDONADO, A SINGLE WOMAN, BY WARRANTY DEED FROM HUYEN TRINH, UNMARRIED, DATED 07/14/2008 AND RECORDED ON 07/17/2008 IN INSTRUMENT NUMBER 20080717-0073191, SAID REGISTER'S OFFICE.