BILL GARRETT, Davidson County
Trans:T20150032075 DEEDWARR
Recvd: 04/28/15 11:18 3 pgs
Fees:18.00 Taxes:396.83
20150428-0037894

CASH DEED FOR TENNESSEE

FHA Case No. **483-403279**

Prepared By & Return To: Four Star Title, LLC
2506 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

File #15-0020

This Indenture, made and entered into this 24th day of April, 2015, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Nirmal Sheth,** party(ies) of the second part.

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt 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:

See Attached Exhibit "A"

Property Address:	624 East Vailview Court, Nashville, TN 37207
Owner's Name:	Nirmal Sheth
Owner's Address:	624 East Vailview Court, Nashville, TN 37207
Mail Tax Bills To:	Same as New Owner
Parcel No:	050 16 0A 32.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 4/24/2015

Being the same 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 23, 2014**, and recorded on **December 3, 2014** at Instrument Number 20141203-0110734, 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 Ofori & Associates, P.C., 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, P.C.

By: Jennifer Lee
Authorized Signatory

Jennifer Lee
As HUD's Designated Agent

STATE OF GA
COUNTY OF Fulton

On the 21 day of April, 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 an authorized signatory of Ofori & Associates, P.C., said company being the 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: 3/14/17

KERRI V JAMES
NOTARY PUBLIC
DEKALB CO., GEORGIA
MY COMMISSION EXPIRES
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 **$107,250.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribe and sworn to before me this 24th day of April, 2015.

My Commission Expires: 3/19/19

Notary Public

(Seal)

Sheila McCord NJ
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 32, Skyline Village, as shown on plat of record in Instrument No. 20050418-0042718, in the Register's Office, 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. its successors and assigns, by Tennessee Special Warranty Deed from CitiMortgage, Inc. recorded December 3, 2014 in Instrument Number 20141203-0110734, Register's Office for Davidson County, Tennessee; and further conveyed to Katherine A. Wilcox, an unmarried woman, by Warranty Deed from Affordable Housing Resources, Inc. recorded December 16, 2008 in Instrument Number December 16, 2008 in Instrument Number 20081216-0120454, Register's Office for Davidson County, Tennessee.