CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20150036144 DEEDWARR
Recvd: 05/11/15 10:48 3 pgs
Fees:18.00 Taxes:425.87
20150511-0042810

FHA Case No: 483-410116

Prepared by & Return to: HOMESTEAD TITLE & ESCROW, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072
File No: 2015040176

This Indenture, made and entered into this 8th day of May, 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 **TTD Builders, LLC**, his/her/their heirs and assigns, party 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 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 – Legal Description

Property Address:
1503 21st Ave. N,
Nashville, TN 37208

Owner's Name:
TTD Builders, LLC

Owner's Address:
146 Fain Street
Nashville, TN 37210

Mail Tax Bill to:
TTD Builders, LLC
146 Fain Street
Nashville, TN 37210

Parcel No:
081150-10200

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 8, 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 Special Warranty Deed dated 4/23/14, and recorded at Instrument No. 20150223-0015513 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 of the second part, his 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 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).

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 6th day of May, 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, 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**.

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

Terri V James
Notary Public
My Commission Expires: 3/14/17

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 **$115,100.00**, 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 8th day of May, 2015.

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen B. Heavener (Seal)
Notary Public
My Commission Expires: 11/3/15

EXHIBIT A – Legal Description

Land in Davidson County, Tennessee, being Lot No 21, on the Plan of S.A. Champion's Subdivision of Lot Nos. 85 to 168 and 169 to 228 and Lots 235 to 252, inclusive, in the Harding Plan as registered in Book 21, Page 80, of the Register's Office for said County, to which plan 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. by Special Warranty Deed dated 4/23/14 from PennyMac Loan Services, LLC of record in Instrument No. 20150223-0015513, Register's Office for Davidson County, Tennessee.