Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

CASH DEED FOR TENNESSEE

FHA Case No. 483-362521

BILL GARRETT, Davidson County
Trans: T20150036245 DEEDWARR
Recvd: 05/11/15 13:24 2 pgs
Fees: 13.00 Taxes: 370.00
20150511-0042970

Prepared by & Return to: McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37067

This Indenture, made and entered into this 23rd day of April, 2015, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Edith Ramirez Perez and Jorge Cruz Mendoza, joint tenants with full rights survivorship, 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: Land in Davidson County, Tennessee, being Lot 293, Revised Section Eleven, Peppertree Forest, as shown on plat of record in Plat Book 8250, Page 118, 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 by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated June 26, 2014, of record as Instrument # 20150202-0009333, Register's Office for Davidson County, Tennessee.

Property Address:	4700 Chutney Drive Antioch, TN 37013
Owner's Name:	Edith Ramierz Perez and Jorge Cruz Mendoza
Owner's Address:	4700 Chutney Drive Antioch, TN 37013
Mail Tax Bill to:	4700 Chutney Drive Antioch, TN 37013
Parcel No.:	165-14-0-025.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 23, 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 6/26/2014, and recorded at Book Instrument NO., Page 20150202-0009333 in the Register's Office of Davidson County, Tennessee. ↑ 20150202-0009333

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
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23632

By: _____
Authorized Signatory
For HUD by:
William Johnson, Closing Manager

State of Tennessee
County of Davidson

On the 21 day of April, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared William Johnson 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 $ 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 23rd day of April, 2015.

My Commission Expires: _____

LESLEY E. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 8, 2018

_____ (Seal)
Notary Public

MH File # 150178 JM