BILL GARRETT, Davidson County
Trans:T20150038287 DEEDWARR
Recvd: 05/18/15 10:55 2 pgs
Fees:13.00 Taxes:321.90
20150518-0045359

# CASH DEED FOR TENNESSEE

FHA Case No. 483-358007

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Prepared by & Return to: Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

**This Indenture**, made and entered into this 15 day of May, 2015, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Eric L. Rushing, an unmarried man, their heirs and assigns, 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 Davidson, State of Tennessee, to wit:

BEING Lot Number 12, on the Plan of a Horizontal Property Regime (Private Element) Phase I, Smith Springs Townhomes, of record in Plat Book 11700, Page 16, as revised in Book 11700, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property Address: 3401 Anderson Rd.; Unit 12
Antioch, TN 37013

Owner's Name: Eric L. Rushing

Owner's Address: 3401 Anderson Rd.; Unit 12
Antioch, TN 37013

Mail Tax Bill to: Peoples Home Equity, Inc.
2 Maryland Farms, Ste 110
Brentwood, TN 37027

Parcel No.: #136150B01200CO

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** May 15, 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 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), and being the same property conveyed to The Secretary of Housing and Urban Development by Substitute Trustee's Deed dated July 9, 2013, and recorded March 2, 2015, from Elizabeth A. Cash, as Substitute Trustee, of record in Instrument 20150302-0018080, 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/she 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/she will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him/her 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, Asset Manager
Contractor for C-OFC-23632

By: _____
Authorized Signatory
William Tennison Closing Manager

or HUD by:

State of Tennessee
County of Davidson

On the 12 day of May, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared William Thrash, 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 HomeTelos, LP, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainer, 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 $87,000.00, 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 15th day of May, 2015.

My commission expires: 3/10/19

_____
Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.