BILL GARRETT, Davidson County
Trans:T20150040351 DEEDWARR
Recvd: 05/26/15 09:36 2 pgs
Fees:13.00 Taxes:299.52
20150526-0047854

CASH DEED FOR TENNESSEE

FHA Case No. 483-305911

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR., STE 111
NASHVILLE, TN 37220
File No ST15-37220-1222

This Indenture, made and entered into this 19TH 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 **SEAN WILSON** his/her/their/its 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 of DAVIDSON , State of Tennessee, to wit:

LEGAL DESCRIPTION

Being Unit No. 134 on the First Revision, Condominium Site Plan of River Glenn, a Planned Unit Development, Phase IV, Section I of record in Plat Book 9700, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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 08/13/2013 and recorded on 12/10/2014 in Instrument Number 20141210-0113152, Register's Office for Davidson County, Tennessee..

Property Address: 2335 BENAY RD., NASHVILLE TN 37214

Owner's Name: SEAN WILSON

Owner's Address: 4221 NEW HOPE MEADOWS, HERMITAGE TN 37076

Mail Tax Bill to: 4221 NEW HOPE MEADOWS, HERMITAGE TN 37076

Parcel No.: 052130B09600CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 5-19-2015

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 Substitute Trustee's Deed , dated 08/13/2013 and recorded on 12/10/2014 in Instrument Number 20141210-0113152, Register's Office for 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 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).

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, PC**

_____

By: Jennifer Lee

_____

Its: Authorized Signatory

State of **Georgia**
County of **Fulton**

On the 14 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 a 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**.

My Commission Expires: 11-13-15

Jodi M. Broussard
Notary Public

OFFICIAL SEAL
JODI M. BROUSSARD
Notary Public, Georgia
COBB COUNTY
My Commission Expires
NOVEMBER 13, 2015

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 **$80,950.00**, 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 19 day of May ,2015.

My Commission Expires: 2-11-16

Elizabeth Maison (Seal)
Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY