CASH DEED FOR TENNESSEE

FHA Case No. 483-464359

Prepared by & Return to: Nashville Title Insurance Corp.
2818 Bransford Avenue
Nashville, Tn 37204
BSCA File No 2013-0934

Davidson County DEEDWARR
Recvd: 05/28/15 09:06 2 pgs
Fees:13.00 Taxes:240.50
20150528-0048916

This Indenture, made and entered into this 26 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 **Mariya Stoyanova,** whose address is 10 Douglas Road, East Brunswick, N.J. 08816 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:

Being Lot No. 181B on the plan of Zone Lot Division of all lots in Phase One, Cedar Bluff Subdivision, of record in Books 6250, pages 836 and 837, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Property Address: **516 Macfie Court, Madison, Tn 37115**

Owner's Name: **Mariya Stoyanova**

Owner's Address: 10 Douglas Road, East Brunswick, N.J. 08816

Mail Tax Bill to: SAME

Parcel No.: 034-13-0-325.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 26, 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 July 30, 2014 and recorded at Instrument Number 20150410-0031777, 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 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 **Home Telos**, 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: **HomeTelos, L.P.**

By: HomeTelos, LP as Asset Manager
Contractor for C-OPC-23682
Its: Authorized Signatory
For HUD by:
William Johnson, Closing Manager

State of **Tennessee**
County of **Davidson**

On the 21 day of May, 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, L.P.**, 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: 2/8/2018

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 **$65,000.00**, 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 26th day of May, 2015.

My Commission Expires: 7/6/18

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY