BILL GARRETT, Davidson County
Trans:T20150045168 DEEDWARR
Recvd: 06/09/15 09:48 2 pgs
Fees:13.00 Taxes:980.50
20150609-0053936

CASH DEED FOR TENNESSEE

FHA Case No. 483-479067

Mail it Prepared by & Return to: Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, TN 38401

This Indenture, made and entered into this 24th day of July, 2014, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Heather M. McVay, single, 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 Lincoln, State of Tennessee, to wit:

LAND in Davidson County, Tennessee and being Lot No. 73 on the Plan of Sugar Valley, Section 5, a Planned Unit Development, of record in Instrument No. 20001204-0118880, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Property Address: 7325 Campton Road, Nashville, TN 37211

Owner's Name: Heather M. McVay

Owner's Address: Same as above

Mail Tax Bill to: Same as above

Parcel No: 181010A15200CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 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 deed dated July 18, 2014, and recorded in Instrument No. 20150316-0022423, 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 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. 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: Ofori & Associates, PC

By: _____
Authorized Signatory

State of Georgia
County of Fulton

On the 4th day of June 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: 3/4/17

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

_____
Notary Public

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 $265,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 8 day of June, 2015.

My Commission Expires: 3/21/18

_____
(Seal) Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires March 21, 2018