BILL GARRETT, Davidson County
Trans:T20150045471 DEEDWARR
Recvd: 06/09/15 15:25 3 pgs
Fees:18.00 Taxes:446.08
20150609-0054335

CASH DEED FOR TENNESSEE

FHA Case No. 483-444529

Prepared by and Return to: Perrie & Associates, LLC
2603 Elm Hill Parkway, Suite B
Nashville, TN 37214

This Indenture, made and entered into this 3rd day of June, 2015, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Mang Sian Pian, party 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, and 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:

Land in Davidson County, Tennessee, being Lot No. 211 of Plan of Kenilworth Estates, Section Four, of record in Plat Book 3300, page 34, 35 and 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Property Address: 4809 Shirmar Drive, Nashville, TN 37211

Owner's Name: Mang Sian Pian

Owner's Address: 4809 Shirmar Drive, Nashville, TN 37211

Mail Tax Bill to: New Owner

Parcel No.: 134-13-0-127.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 5, 2015

Being the same property conveyed to Secretary of Housing and Urban Development, by Substitute Trustee's Deed from Rubin Lubin, TN PLLC, dated 3/18/14 and recorded 2/24/15, of record in Instrument No. 20150221-0015832, Register's Office, Davidson County.

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 and 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 quote possession thereto he will warrant and forever defend against the lawful claims of all persons claiming same, by. Through or under him and 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, 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 and Associates, P.C.

BY: Jennifer Lee
Authorized Signatory

STATE OF GA

COUNTY OF Fulton

On the 3rd day of June, 2015, before me, the undersigned Notary Public of said County and State, appeared Jennifer Lee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be an authorized signatory of Ofori and Associates, P.C., 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.

Witness my hand this 3rd day of June, 2015.

Terri James
Notary Public

My Commission Expires: 3/14/17

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

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 120,561.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 5th day of June, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19