(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20150051847 DEEDWARR
Recvd: 06/29/15 10:46 3 pgs
Fees:18.00 Taxes:439.05
20150629-0062131

CASH DEED FOR TENNESSEE

FHA Case No. 483-418166

Prepared by & Return to: McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

This Indenture, made and entered into this 19th day of June, 2015, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Philip Johnson and Hannah Johnson, married, 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: See Attached Exhibit A.

Property Address: 228 Willow Lane, Nashville, TN 37211

Owner's Name: Philip Johnson and Hannah Johnson

Owner's Address: 228 Willow Lane, Nashville, TN 37211

Mail Tax Bill to: new owner

Parcel No.: 148-05-0-049.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 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 deed dated 3/11/2015, and recorded at Book [illegible], Page n/a 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 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 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 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
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23632

By: _____
Authorized Signatory
For HUD by:
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 17th day of June, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared RON HUTCHISON 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, LP, 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.

My Commission Expires: 1/9/18

Notary Public

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 $ 118,662.00, 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 19th day of June, 20___.

My Commission Expires: 3-6-18

(Seal)

Notary Public

JAQUELINE GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 188 on the Plan of Hillbrook, Section II, as of record in Book 3300, Page 12, Register's Office for said County. Said lot fronts 91 feet on the northerly side of Willow Lane and runs back 143.5 feet on the easterly line and 147.3 feet on the westerly line to a dead line in the rear, which is a broken line on which it measures 68.3 feet.

Being the same property conveyed to Binyamin E. Babiry, married, and Sonya S. Hussein, unmarried, by Warranty Deed, from Betty B. Henley, unmarried, dated November 21, 2003, of record in Instrument No. 20031124-0170613, Register's Office for Davidson County, Tennessee. Subject property being further conveyed to Binyamin E. Babiry, by Quitclaim Deed, from Sonya S. Hussein, dated July 24, 2009, of record in Instrument No. 20090803-0072185, Register's Office for Davidson County, Tennessee. Binyamin E. Babiry further conveyed his interest in said property to Nahid Esmail Babiry, dated July 24, 2009, of record in Instrument No. 20090901-0081848, Register's Office for Davidson County. Said property was conveyed to Kerry Webb, Trustee, of record in Instrument No. 20090803-0072184, dated July 24, 2009, who subsequently appointed Arnold M. Weiss, as Substitute Trustee. Arnold M. Weiss, as Substitute Trustee, offered said property for sale at public outcry, to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Substitute Trustee's Deed, to Bank of America, N.A., of record in Instrument No. 20150227-0016917, dated February 19, 2015, Register's Office for Davidson County, Tennessee. Said property being further conveyed to The Secretary of Housing and Urban Development of Washington, DC, by Special Warranty Deed, from Bank of America, N.A., dated March 11, 2015, of record in Instrument No. 20150323-0024530, Register's Office for Davidson County, Tennessee.

M&H File #: **150235SH**