CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20150056319 DEEDWARR
Recvd: 07/13/15 10:22 2 pgs
Fees:13.00 Taxes:223.85
20150713-0067636

FHA Case No.:483-412075

Prepared By & Return To: Vanderpool, Pearman, and Drumwright
256 Seaboard Lane, G-104
Franklin, TN 37067

This Indenture, made and entered into this 10th day of July, 2015 by and between **Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C.,** party of the first part, and **Zarita Velarde,** 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 DavidsonState of Tennessee, to wit:

Being Unit No. F-30, Parcel No. 30, in Woodlea Place Townhouses, as shown by Plat of record in Plat Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee to Secretary of Housing and Urban Development of Washington, D.C., as recorded on the 24th day of April, 2015 in Instrument No. 20150424-0036990 and Warranty Deed from James R. Reeves and wife, Shannon Reeves to Joseph Givens, a single man, as recorded on the 2nd day of March, 2009 in Instrument No. 20090302-0018060, in the Register's Office of Davidson County, Tennessee.

Property Address	4958 Edmondson Pike #F-30, Nashville, TN 37211
Owner's Name	Zarita Velarde
Owner's Address	241 Blackman Rd,Nashville, TN 37211
Mail Tax Bill to:	241 Blackman Rd,Nashville, TN 37211
Parcel No:	147-7-B-30.00 CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL:07/10/15

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 April 24, 2015 , and recorded at Book , Page or Instrument Number 20150424-0036990 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 Home Telos, 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).

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, LLC - DPC-25632

By: HUD by:
William Johnson, Closing Manager
Authorized Signatory

State of Tennessee
County of Davidson

On the 8 day of July, 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, 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: 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 $ 60,501.00, 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 10 day of July, 2015.

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

(Seal)

Notary Public