BILL GARRETT, Davidson County
Trans:T20150064728 DEEDWARR
Recvd: 08/05/15 09:58 2 pgs
Fees:13.00 Taxes:287.12
20150805-0077738

# CASH DEED FOR TENNESSEE

FHA Case No. 483-269442

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR. STE 111
NASHVILLE, TN 37220
FILE: ST15-37220-1901

**This Indenture,** made and entered into this 31 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 DAVID BEALS ,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: Being Lot No. 38, on the Plan of Belle Acres, Section One, of record in Plat Book 5200, Page 144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Secretary of Housing and Urban Development by Special Warranty Deed from Ocwen Loan Servicing, LLC dated 05/21/15 and recorded on 05/28/15 in Instrument No. 20150528-0049064, said Register's Office for said county.

Property Address: 1924 MEADOW CLIFF DRIVE
NASHVILLE, TN 37210

Owner's Name: DAVID BEALS

Owner's Address: 1924 MEADOW CLIFF DRIVE
NASHVILLE, TN 37210

Mail Tax Bill to: NEW OWNER

Parcel No.: 095050A03800CO

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** 7-31-2015

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 5/21/2015, and recorded at Book [illegible], Page _____ 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 as Agent/Mandatary
or C-OPC-23632

By: or HUD by:
Authorized Signatory, n. Closing Manager

State of Tennessee
County of Davidson

On the 29 day of July, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Jillian Dyson 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: 7/8/2018

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 $ 77,600.00, 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 31 day of July, 2015.

My Commission Expires: 2.11.16

(Seal)

Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066