CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20150074442 DEEDWARR
Recvd: 09/01/15 14:09 2 pgs
Fees:13.00 Taxes:413.69
20150901-0088965

FHA Case No. 483-509243

Prepared by & Return to: TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

This Indenture, made and entered into this 28 day of August, 2015, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Scott Billingsby, an unmarried man ,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: Land in Davidson County, Tennessee, being Lot No. 776 on the plan of Charlotte Park, Section 22, of record in Book 3700, Page 67 and 68, Register's Office for said county, Tennessee.
Said Lot No. 776 fronts 77.5 feet along the Northwest side of Cougar Drive and extends back between parallel lines 154.2 feet to a deed line in the rear.

Property Address: 6527 Cougar Drive, Nashville, Tn 37209

Owner's Name: Scott Billingsby

Owner's Address: 6527 Cougar Drive, Nashville, TN 37209

Mail Tax Bill to: FBC Mortgage, LLC, 189 South Orange Ave, Suite 970, Orlando, FL 32801

Parcel No.: 102-04-0-208.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 28, 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 September 10, 2014, and recorded at* Book _____, Page _____ in the Register's Office of Davidson County, Tennessee. *Instrument Number 20150309-0019908

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

Home Telos, 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 25th day of Aug, 20 15, 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: 11/9/18

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
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 $111,809.00, 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 28 day of August, 2015.

My Commission Expires: 7-9-16

BRANDIE A TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
(Seal)

Notary Public