BILL GARRETT, Davidson County
Trans:T20150080718 DEEDWARR
Recvd: 09/22/15 14:13 2 pgs
Fees:13.00 Taxes:450.50
20150922-0096383

CASH DEED FOR TENNESSEE

FHA Case No. 483-427103

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DR.
STE 111
NASHVILLE, TN 37220
FILE: ST15-OUT-2330

This Indenture, made and entered into this 18 day of SEPTEMBER, 2015, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and CRYSTAL BAY, LLC ,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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Being: Land in Davidson County, Tennessee, being Lot No. 194 on the Map of Maplecrest Subdivision, of record in Book 1835, page 27 and 28, Register's Office for said County.

Said Lot No. 194 fronts 95 feet on the South side of Modena Drive and runs back between parallel lines 150 to a dead line.

Being the same property conveyed to Secretary of Housing and Urban Development by Special Warranty Deed from Wells Fargo Bank, NA dated 05/27/15 and recorded on 06/11/15 in Instrument No. 20150611-0055433, said Register's Office for said county.

Also being the same property conveyed to Wells Fargo Bank, NA by Trustee's Deed from Wilson & Associates, PLLC dated 04/07/15 and recorded on 04/13/15 in Instrument No. 20150413-0032417 and Instrument No. 20150615-0056097, said Register's Office for said county.

Also being the same property conveyed to Susan G Whalen and Mark A Whalen, wife and husband by Quitclaim Deed from Susan Williamson, an unmarried woman dated 09/12/12 and recorded on 09/17/12 in Instrument No. 20120917-0084511, said Register's Office for said county.

Property Address:	2307 MODENA DRIVE NASHVILLE, TN 37214
Owner's Name:	CRYSTAL BAY, LLC
Owner's Address:	PO BOX 7215 SPRECKELS, CA 93962
Mail Tax Bill to:	PO BOX 7215 SPRECKELS, CA 93962
Parcel No.:	08411017900

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 9-18-15

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 5/27/2015, and recorded at Book 20150611-0055433, 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 Asset Manager
Contractor for C-OPC-23632

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

State of Tennessee
County of Davidson

On the 16th day of September, 20__, 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: 3-10-2019

Stacy R. Flynn
Notary Public

STACY R. FLYNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

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 $ 121,758.00 , 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 16 day of September, 2015.

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Elizabeth Maison
(Seal)

Notary Public

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