Davidson County DEEDWARR
Recvd: 09/25/15 13:46 2 pgs
Fees:13.00 Taxes:721.87
20150925-0097729

CASH DEED FOR TENNESSEE

FHA Case No.: 483-414562
NAT - 153431

Prepared and Return to:
Foundation Title & Escrow
2742 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Indenture, made and entered into this 24th day of September, 2015, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Margarito Gomez* and Andy Jose Berrios,* party(ies) of the second part.
* un married * un married

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,

Being: Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Ernest Medlin, surveyor, dated July 3, 1974 as follows:

Beginning at an iron pin in the Northerly margin of Hobson Pike, said point being Easterly 397.5 feet more or less, from the point of intersection between Hobson Pike and Whittemore Lane; thence North 02 degrees 32 minutes 00 seconds West 830.95 feet to an iron pin; thence North 85 degrees 04 minutes 00 seconds East 200.18 feet to an iron pin; thence South 02 degrees 32 minutes 00 seconds East 839.33 feet to an iron pin in the Northerly margin of Hobson Pike; thence with same South 87 degrees 28 minutes 00 seconds West 200 feet to the point of beginning.

Being the same property conveyed to Jose R. Cabello, married by Warranty Deed from James W. Arnold and wife, Joy Phelan Arnold dated February 7, 2006 and recorded February 9, 2006 as Instrument No. 20060209-0016121, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated December 18, 2014 and recorded May 12, 2015 in Instrument No. 20150512-0043170, pursuant for a foreclosed Deed of Trust dated May 7, 2009 and recorded May 21, 2009 as Instrument No. 20090521-0047082 by Jose R. Cabello and Deborah Cabello, in said Register's Office for Davidson County, Tennessee.

Property Address:	13690 Old Hickory Blvd, Antioch, TN 37013
Owner's Name:	Margarito Gomez and Andy Jose Berrios
Owner's Address:	13690 Old Hickory Blvd, Antioch, TN 37013
Mail Tax Bill to:	13690 Old Hickory Blvd, Antioch, TN 37013
Parcel No.:	182 00 0 105.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: September 24, 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 December 18, 2014, and recorded at Book 20150512-0043170, 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 heriditaments 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, 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 or HUD by:
William Johnson, Authorized Signatory

State of Tennessee
County of Davidson

On the 22 day of September, 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: 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 Wilson

I, or we, hereby swear and 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 $195,100.00, 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 24th day of September, 2015

My Commission Expires:

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

(Seal)

Notary Public

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018