(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

CASH DEED FOR TENNESSEE

FHA Case No. 483-450334

BILL GARRETT, Davidson County
Trans:T20160007156 DEEDWARR
Recvd: 01/27/16 13:20 2 pgs
Fees:13.00 Taxes:432.90
20160127-0007912

Prepared by & Return to: McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

This Indenture, made and entered into this 25th day of January, 20 16, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Christopher Layton Archer ,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. 102 on the Plan of Section 102 on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more compete and accurate description of said lot.

Being the same property conveyed to Mirna Jeannette Alvarez, a single woman and Hunter Lee Keller, a single man, by Warranty Deed, from Gary Henrich and Nancy Henrich, husband and wife, dated July 14, 2010, of record in Instrument No. 20100715-0055611, Register's Office for Davidson County, Tennessee. Said property was conveyed to Frank Alvstad, Trustee for Superior Bank, of record in Instrument No. 20100715-0055612, who subsequently appointed J. Phillip Jones, as Substitute Trustee, of record in Instrument No. 20141003-0091422, recorded October 3, 2014. J Phillip Jones, Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Substitute Trustee's Deed to Tennessee Housing Development Agency, of record in Instrument No. 20141124-0107702, dated November 20, 2014, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Secretary of Housing and Urban Development, by Warranty Deed, from Tennessee Housing Development Agency, dated August 31, 2015, of record in Instrument No. 20151006-0101494, Register's Office for Davidson County, Tennessee.

Property Address:	504 Lawrence Street Old Hickory, TN 37138
Owner's Name:	Christopher Layton Archer
Owner's Address:	504 Lawrence St. Old Hickory, TN 37138
Mail Tax Bill to:	Christopher Layton Archer 504 Lawrence St. Old Hickory, TN 37138
Parcel No.:	044-11-0-097.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 25, 2016

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 8/31/2015, and recorded at Book 20151006, Page 0101494 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
Home Telos, LP as Asset Manager
Contractor for C-OPC-23632

By: _____
Authorized Signatory
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 21st day of January, 2016, 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: 3-10-2019

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 $ 116,999.00 , 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 25th day of January, 2016.

My Commission Expires: _____

(Seal)

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017