BILL GARRETT, Davidson County
Trans:T20160019641 DEEDWARR
Recvd: 03/10/16 09:48 3 pgs
Fees:18.00 Taxes:351.50
20160310-0022930

CASH DEED FOR TENNESSEE

FHA Case No. 483-615503

Prepared by & Return to: Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

This Indenture, made and entered into this 4th day of March, 2016, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and John Gee ,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:

See Attached Exhibit "A"

Property Address:	608 Debbie Drive Hermitage, TN 37076
Owner's Name:	John Gee
Owner's Address:	608 Debbie Drive Hermitage, TN 37076
Mail Tax Bill to:	608 Debbie Drive Hermitage, TN 37076
Parcel No.:	076-05-0-079-00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 3/4/16

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 _____, and recorded at Book _____, 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
Asset Manager
Contractor for C-OPC-23662

By: _____
Authorized Signatory
For HUD by:
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 2nd day of March, 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

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 $ 95,000.00, 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 4 day of March, 2016.

My Commission Expires: 5-20-19

(Seal)

Notary Public

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shasta Bryant, an unmarried woman by Warranty deed from Ruth Elaine Anglin, unmarried of record in Instrument No. 20130823-0089175 Register's Office for Davidson County, Tennessee, dated August 20, 2013 and recorded on August 23, 2013.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's deed from J. Phillip Jones of record in Instrument No. 20150727-0073562 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 27, 2015.

Being the same property conveyed to Secretary of Housing and Urban Development by Warranty deed from Tennessee Housing Development Agency of record in Instrument No. 20160104-0000532 Register's Office for Davidson County, Tennessee, dated August 12, 2015 and recorded on January 04, 2016.

Being also known as 608 Debbie Drive Hermitage, TN 37076.

SolomonParks File No. 416015CASH