CASH DEED FOR TENNESSEE

FHA Case No. 483-436990

Prepared by & Return to: Broker Title & Escrow
1404 17th Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 04/01/16 15:57 4 pgs
Fees:23.00 Taxes:213.49
20160401-0031322

This Indenture, made and entered into this 1st day of April, 20 16, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Charles Cooper, 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: See attached Exhibit A.

Being: A certain condominium located in Davidson County, Tennessee, being Unit Number G-4 of Canterbury Hall Condominiums Apartments, a Horizontal Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5400, Page 255, as amended of record in Book 5441, Page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the Plat of Canterbury Hall Condominium Apartments, as of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such unit.

Being all of the same property conveyed to The Secretary of Housing and Urban Development, by deed from Wilson & Associates, PLLC, Trustee, of record in Instrument No. 20151124-0119328 dated November 24, 2015; Also being all of the same property conveyed to Barbara Harwood by deed from Edward Ryback and Edith Jordan of record in Instrument No. 20061103-0137112, dated 10/13/2006, Register's Office for said County.

Property Address:	500 Paragon Mills Road, Apt G4 Nashville, TN 37211
Owner's Name:	Charles Cooper
Owner's Address:	500 Paragon Mills Road, Apt G4 Nashville, TN 37211
Mail Tax Bill to:	500 Paragon Mills Road, Apt G4 Nashville, TN 37211
Parcel No.:	133-11-0A 044.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 1, 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 12/3/2009, and recorded at Book Instrument No 20151, 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

By: Home Telos, LP as Asset Manager
Contractor for C-OPC-23632
Authorized Signatory
For HUD by:
Ron Hutchison, Senior Project Manager

State of Tennessee
County of Davidson

On the 30th 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

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 $57,700.00, 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 1st day of April, 2016.

My Commission Expires:

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

(Seal)

Notary Public

Exhibit A

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(16057.PFD/16057/17)

TRUE COPY CERTIFICATION

I, Connie Taylor, 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 and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017