Davidson County DEEDWARR
Recvd: 07/05/16 10:01 3 pgs
Fees:18.00 Taxes:556.85
20160705-0068200

CASH DEED FOR TENNESSEE

483-423540
FHA Case No. [redacted]

Prepared by & Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Indenture, made and entered into this 8 day of April, 2016 by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Mary J. Lee, an unmarried woman,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:

Land in Davidson County, Tennessee, being Lot Number 102 on the Plan of Colewood Acres, Section 2, of record in Book 3700, Page 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for a more particular description of said property.

Property Address: 184 Suzanne Drive
Antioch, TN 37013

Owner's Name: Mary J. Lee

Owner's Address: 3141 Old Franklin Road
Can Ridge, TN 37013

Mail Tax Bill to: NEW OWNER

Parcel No.: 16202006100

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 04/08/2016

Being the same property conveyed to the Secretary of Housing and Urban Development by deed form U.S. Bank, National Association of record in Instrument No. 20160104-0000361, 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 aforedescribed 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 Agent Manager
Contractor for C-OPC-23632

By: _____
Authorized Signatory
For HUD by: Christie Perry, Assistant Closing Manager

State of Tennessee
County of Davidson

On the 6 day of April, 2016, before me the undersigned Notary Public of the State and County aforesaid, appeared Christie Perry 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 bargainor, 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: 1/9/18

_____
Notary Public

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $150,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jemmy Duncan
Affiant

Subscribed and sworn to before me this 8th day of April, 2016

My Commission Expires: 3-27-18

_____
(Seal)
Notary Public

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or 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.

Tammy Duncan

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

