Davidson County DEEDWARR
Recvd: 07/06/16 12:39 3 pgs
Fees:18.00 Taxes:373.89
20160706-0069158

CASH DEED FOR TENNESSEE

FHA Case No. 483-440039

Prepared by & Return to: Realty Title
1285 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Indenture, made and entered into this 6 day of July, 20 2016, by and between Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Graham Reed, a married 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:

Being: Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Property Address:	4901 Shadowlawn Dr. Hermitage, TN 37076
Owner's Name:	Graham Reed
Owner's Address:	787 Old Lebanon Dirt Road Hermitage, TN 37076
Mail Tax Bill to:	Owner @ owners address
Parcel No.:	076-05-0-039.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 6, 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 12/15/2015, and recorded at Instrument# 20151228-0129889 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 the principal and/ or officer Q Integrated, Co. 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: Q Integrated Co.

By: Q Integrated Co., Asset Manager
Authorized Signatory
Contractor for DU204SA-16-D-01

For HUD by
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 21st day of July, 2016 before me the undersigned Notary Public of the State and County, 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 authorized signatory of Q Integrated Co., said company being an authorized signatory for the Secretary of Housing and Urban Development, the within 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.

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 4/9/18

Notary Public

State of Tennessee
County of Wilson

I, or we, hereby swear or affirm that to the best of the affiants, knowledge, information and belief, the actual consideration for this transfer or value of the property transferred,

whichever is greater, is $101,050.00, 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 26th day of July 2016
20___.

My Commission Expires: _____

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Christi M. Johnston, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}