CASH DEED FOR TENNESSEE

Davidson County DEEDWARR
Recvd: 08/09/16 14:51 5 pgs
Fees:28.00 Taxes:308.95
20160809-0082922

FHA Case Number: 483-337830

Prepared by & Return to: Realty Title & Escrow Co, I
2000 Richard Jones Rd St178
Nashville, TN 37215

This Indenture, made and entered into this 5th day of Aug, 2016 by and between Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part and P&C Investments, Inc.

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 and sell, convey, and confirm unto the said party (ies) of the second part, the following described real estate situated, lying and being in the County of _____, State of Tennessee, to wit:

Being *** See Exhibit A, Legal Description Attached hereto***

Property address: 2509 Old Matthews Rd, Nashville, TN 37207

Owners Name: P&C Investments, Inc

Owner's Address: 6929 Highland Park Drive, Nashville, TN 37205

Mail Tax Bill to: 6929 Highland Park Drive, Nashville, TN 37205

Parcel No: 071-01-0-134.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 5, 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 2-27-2015 and, recorded Book 20160209 page 0012477 in the Registers office of Davidson County, Tennessee.

To Have and Hold said 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 assign in fee simple forever.

Said Conveyance is made subject to covenants, easements, restrictions, reservations, conditions, and rights appearing of record again the above described property: also Subject to any state 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 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~~ Contractor for DU204SA-16-D-01
Authorized Signatory

For HUD by:
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 8-9 day of Aug, 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.

DEBRIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 1/9/18

Notary Public

State of Tennessee
County of DAVIDSON

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 $ 83,500.00, 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 8th day of August, 20 16.

My Commission Expires: 4/9/19

Notary Public

CECILIA M. HENSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
ANTHONY NOSTRUM

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of Revised Plan, Section One, First Addition, Trinity Hills Village, of record in Book 4175, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C. by Special Warranty Deed from SunTrust Mortgage, Inc., dated February 27, 2015, recorded February 9, 2016, of record in Instrument No. 20160209-0012477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2509 Old Matthews Road, Nashville, TN 37207.

True Copy Certification

I, **Brandon W. Lippman** 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 Davidson

CECILIA M. HENSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

Personally appeared before me, **Cecilia M. Hensley**, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/19