Davidson County DEEDWARR
Recvd: 08/15/16 09:34 4 pgs
Fees:23.00 Taxes:592.00
20160815-0084571

CASH DEED FOR TENNESSEE

FHA Case Number: 483-414603

Prepared by & Return to: Guaranty Title and Escrow Co.
721 President Place, #100
Smyrna, TN 37167

This indenture, made and entered into this 12th day of August, 2016, by and between Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part and Santiago Flores, 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 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 Davidson, State of Tennessee, to wit:

Being Land in Davidson County, Tennessee, being Lot Lot No. 7 on the Plan of Springwood Place Subdivision, of record in Plat Book 6200, Page 911, Register's Office for said County, to which reference is made for a more complete description.

Property address: 109 Smith Springs Court, Nashville, TN 37217

Owners Name: Santiago Flores, a married man

Owner's Address: 109 Smith Springs Court, Nashville, TN 37217

Mail Tax Bill to: Peoples Home Equity, Inc. 5205 Maryland Way, #100, Brentwood, TN 37027

Parcel No: 135-08-0 005.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 12, 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 2/24/16 and, recorded Book _____ page _____ in the Registers office of Davidson County, Tennessee. Instrument 20160418-0036752

To Have and Hold and 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:

Tami Freitas
Tami Freitas

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 11th day of August, 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.

My Commission expires: 1/9/18

Notary Public

DEBBIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Rutherford

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 $ 160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kelsie Holloway
Affiant

Subscribed and sworn to before me this 12th day of August, 20 16.

My Commission Expires: 4-20-19.

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Lori Holloway
Notary Public

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

