BILL GARRETT, Davidson County
Trans:T20160074599 DEEDWARR
Recvd: 08/26/16 09:34 3 pgs
Fees:18.00 Taxes:344.10
20160826-0089398

CASH DEED FOR TENNESSEE

FHA Case No. 483-336236

Prepared by & Return to: Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

This Indenture, made and entered into this 19th 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 Paul Kramer, a single man, their heirs and assigns, 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 Davidson, State of Tennessee, to wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and described according to surveys made by Geo. Watkins, Surveyor, dated July 31, 1957, and by Arbo Engineering Co., dated April 3, 1965, as follows:

Beginning at a point in the center of Campbell Road, said point being the northwesterly corner of the property conveyed to Bernice L. Martin by deed from Muncie Martin and wife, of record in Book 2695, Page 139, Register's Office for said County; thence leaving said road North 60 degrees East, passing through a 5-inch Sycamore and crossing a drain 708 feet to an iron pin; thence with a fence, South 12 degrees East 267.4 feet to an iron pin; thence South 60 degrees West, re-crossing said drain, 622.1 feet to a point in the center of said Campbell Road; thence with the center of said road, North 30 degrees West 249 feet to the point of beginning.

See Also Exhibit A, De-Title of Manufactured Home

Property Address: 1526 Campbell Road
Goodlettsville, TN 37072

Owner's Name: Paul Kramer

Owner's Address: 1526 Campbell Road
Goodlettsville, TN 37072

Mail Tax Bill to: American Mortgage Service Company
11503 Springfield Pike
Cincinnati, OH 45246

Parcel No.: 02400004400

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 19, 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 July 10, 2014, and recorded in Instrument 20160309-0022553, 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/she 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/she will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him/her but no further or otherwise.

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of Q Integrated 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:

Q Integrated Co., Asset Manager
Contractor for DU204SA-16-D-01

The Secretary of Housing and Urban Development of Washington, D.C. and/or his/her successors and/or assigns
By: Q Integrated Co.

By: _____
Christie Perry, Closing Manager
Authorized Signatory

State of Tennessee
County of Davidson

On the 17th day of Aug, 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 an authorized signatory of Q Integrated Co, 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 $93,000.00, 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 19th day of August, 2016.

My commission expires: 3/10/19

_____
Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC

Exhibit A, De-Title of Manufactured Home

