Davidson County DEEDWARR
Recvd: 08/26/16 16:07 3 pgs
Fees:18.00 Taxes:222.00
20160826-0089800

CASH DEED FOR TENNESSEE

FHA Case No. 483-378358

Prepared by & Return to: Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

This Indenture, made and entered into this 26th 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 Kozimkhon Avazov, part(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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit; Being Lot No. 6 on the unrecorded plan of J. S. Spurlock Property and being described as follows:

Beginning on the westerly margin of Old Buena Vista Pike at a point 150 feet north of the northeast corner of the Buckner property (DB 3618, page 316, RODCT); thence with said Pike N 44 degrees 45' W 50 feet; thence S 45 degrees 15' W 390 feet; thence S 14 degrees 15' E 59 feet: thence N 45 degrees 15' E 422 feet to the point of beginning.

Property Address: 2629 Old Buena Vista Pike, Nashville, TN 37218

Owner's Name: Kozimkhon Avazov

Owner's Address: 3205 Grace Crest Point, Nashville, TN 37217

Mail Tax Bill to: Kozimkhon Avazov
3205 Grace Crest Point, Nashville, TN 37217

Parcel No.: 07003000501

THIS DEED IS NOT TO BE IN EFFECT UNTIL: August 26, 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 November 17, 2015 and recorded at Instrument No. 20160210-0012621, in the Register's Office of Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20160405-0032317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Easement contained in Warranty Deed of record in Book 5236, Page 430; Agreement for Dedication of Easement of record in Book 7814, Page 356 and of record in Instrument No. 20060331-0036623, in the Register's Office for Davidson County, Tennessee and Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

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 with and 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 a principal and/or officer of Q Integrated Company, Asset Manger of the U.S. Department of Housing and Urban Development, for and

on behalf of 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
Washington, D.C. and/or his/her successors and/or assigns
By: Q Integrated Company

Q Integrated and Urban Development Manager
Contractor for DU204SA-16-D-01

By: _____
Authorized Signatory

For HUD by:
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 22nd day of August, 2016, before me the undersigned Notary Public of the State and County aforesaid, 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 a authorized signatory of Q Integrated Company, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainers, 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: 4/9/18

Notary Public

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Wilson

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 $60,000.00, 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 26th day of August, 2016.

My Commission Expires: 2/22/20

(Seal)
Notary Public _____

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

TRUE COPY CERTIFICATION

I, Kimie Perry, 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, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY