Davidson County	DEEDWARR
Recvd: 09/02/16 12:47	4 pgs
Fees:23.00 Taxes:508.83	
20160902-0092628	

CASH DEED FOR TENNESSEE

FHA Case Number: 483-412930

Prepared by & Return to: Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

This indenture, made and entered into this 2nd day of Sept, 2016 by and between Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part and Mary Fears, a single woman,

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

See Exhibit A, attached hereto and incorporated herein by reference.

Property address: 601 South 14th Street, Nashville, TN, 37206

Owners Name: Mary Fears

Owner's Address: 601 South 14th Street, Nashville, TN, 37206

Mail Tax Bill to: New owner

Parcel No: 094-01-0-276.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 9-2-16

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 December 26, 2013 and, recorded Instrument No. 20160229-0018805 in the Registers office of Davidson County, Tennessee.

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:

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns By: Integrated Co., Asset 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 31st 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.

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 affiants, knowledge, information and belief, the actual consideration for this transfer or value of the property transferred,

whichever is greater, is $137,521.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Tearo
Affiant

Subscribed and sworn to before me this 2nd day of September, 2016.

My Commission Expires: 2-27-2019.

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being the Westerly 200 feet of Lot No. 413 on the Plat of the Edgefield Land Company's 4th Subdivision, of record in Plat Book 57, Page 153, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 413 fronts 50 feet on the East side of South 14th Street and runs back between parallel, lines, along the South margin of Eastside Avenue, formerly Payne Avenue, 200 feet to a dead line.

Being the same property conveyed to The Secretary of Housing and Urban Development of Washington, DC by Special Warranty deed from Bank of America, N.A of record in Instrument No. 20160229-0018805, Register's Office for Davidson County, Tennessee, dated December 26, 2013 and recorded on February 29, 2016.

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

