Davidson County DEEDWARR
Recvd: 10/25/16 16:10 3 pgs
Fees:18.00 Taxes:421.80
20161025-0112851

CASH DEED FOR TENNESSEE

FHA Case No. 483-499797

Prepared by & Return to: Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204
File Number 2016-1064

This Indenture, made and entered into this 24th day of October, 2016, by and between Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and **Maria Cortez** of 3644 Anderson Rd., Nashville, TN 37217 his 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 of **Davidson**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 603 and the south one-half of Lot No. 604, on the Plan of Parkwood Estates, Section Four, of record in Book 3300, Pages 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 603 fronts 81.09 feet on the easterly side of Hawkwood Lane and runs back between lines, 102.85 feet on the southerly side and 141.0 feet on the northerly side, to the northwesterly line of Lot No. 601, measuring 78.7 feet thereon.

Property Address: 3302 Hawkwood Ln
Nashville, TN 37207

Owner's Name: Maria Cortez

Owner's Address: 3644 Anderson Rd
Nashville, TN 37217

Mail Tax Bill to: New Owner

Parcel No.: Map 050-11-0 Parcel 044.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: October 24, 2016

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.) by Special Warranty Deed dated - 5/6/14, and recorded at **Instrument Number 20160603-0056000** 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 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 a principal and/or officer of **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 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Signed, sealed and delivered in the presence of:

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her assignee, signs

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

By: _____

Its: Authorized Signatory

For HUD by:
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 21st day of Oct, 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 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 company by himself/herself as an authorized signatory and for said company on behalf of the **Secretary of Housing and Urban Development**.

My Commission Expires: 4/9/18

_____
Notary Public

DEBBIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of
County of

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 **$114,000.00** 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 24th day of October 2016.

My Commission Expires: 11-6-17

_____ (Seal)
Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.