Davidson County DEEDWARR
Recvd: 11/09/16 15:04 3 pgs
Fees:18.00 Taxes:503.20
20161109-0118791

CASH DEED FOR TENNESSEE

FHA Case Number: 483-249838 L&L#R51-7

Prepared by & Return to: Lee & Lee Attorneys

109 East Gay Street
Lebanon, TN 37087

This indenture, made and entered into this 8th day of November, 2016, by and between Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part and April Beth Mallory and Stephen R. Mallory 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 The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Being Lot No. 7, on the plan of Monte Carlo Estates, Section II-C, of record in Book 5200, Page 66, amended in Book 5389, page 948, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Property address: **256 Cedarmont Cir., Nashville, TN 37211**

Owners Name: **April Beth Mallory and Stephen R. Mallory**

Owner's Address: **1053 Chickering Drive, Franklin, TN 37064**

Mail Tax Bill to: **April Beth Mallory and Stephen R. Mallory**

256 Cedarmont Circle, Nashville, TN 37211

Parcel No: **Map 173 Group 01-0 Parcel 117.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 8, 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 06/30/2016 and, recorded Instrument No. 20160714-0072552 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:

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

By: _____
Authorized Signatory
For HUD by: Ron Hutchison
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 4th day of November, 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.

DEBBIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 1/9/18

Notary Public

State of Tennessee
County of Wilson

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 $136,000.00, 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 8 day of November, 2016.

My Commission Expires: 9-6-17

Notary Public

J. DAVID LEE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20