BILL GARRETT, Davidson County
Trans:T20160101500 DEEDWARR
Recvd: 11/16/16 15:48 2 pgs
Fees:13.00 Taxes:281.20
20161116-0121055

CASH DEED FOR TENNESSEE

FHA Case No. 483-348183

Prepared by & Return to: Record

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

This Indenture, made and entered into this 14th 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 Carter Realty Investments , its 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:

Being:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. K ON THE MAP OF DUE WEST MONTAGUE SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 152, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address:	122 E Palestine Ave
	Madison, TN 37115
Owner's Name:	Carter Realty Investments
Owner's Address:	PO Box 1633
	Mount Juliet, TN 37121
Mail Tax Bill to:	Owner at Owner's Address
Parcel No.:	05108011800

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 14, 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 12, 2014, and recorded at Instrument No. 20160705-0068087 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, its 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 70 Fed. Reg. 43, 171 (July 26, 2005).

Signed, sealed and delivered in the presence of:

Tami Freitas
Tami Freitas

State of Tennessee
County of Davidson

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

By: _____
Authorized Signatory

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

For HUD by:
Ron Hutchison, Project Manager

On the 9th day of November, 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: 7/8/2018

Notary Public

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 $76,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher H Carter, Partner
Affiant

Subscribed and sworn to before me this 14 day of November, 2016.

My Commission Expires: 9-10-18

(Seal)
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY