Davidson County DEEDWARR
Recvd: 12/01/16 14:01 3 pgs
Fees:18.00 Taxes:599.40
20161201-0126200

CASH DEED FOR TENNESSEE

FHA Case No. 483-455073

Prepared By & Return To:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027
File No. 16-2626M

This Indenture, made and entered into this 30th day of November, 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 **Nima Nouhnejad and Parisa Moosavi**, its heirs and assigns, party(ies) of the second part,

Witnesseth: That for an 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 Sumner, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123, Final Plat Subdivision of record in Plat at Instrument No. 20070807-0093935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Secretary of Housing and Urban Development by Special Warranty deed from Planet Home Lending, LLC of record in Instrument No. 20160802-0079380 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on August 02, 2016.

Property Address: 303 Crows Nest Aly, Nolensville, TN 37135

Owner's Name: Nima Nouhnejad and Parisa Moosavi

Owner's Address: 303 Crows Nest Aly, Nolensville, TN 37135

Mail Tax Bill To: SWBC Mortgage, 9311 San Pedro Ave #100, San Antonio, TX 78216

Parcel No.:188-10-0A-083.00-CO

THIS DEED IS NOT EFFECTIVE UNTIL: 11-30-16

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/she 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/she 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 an 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).

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

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

By: Q Integrated Co.
Its: Authorized Signatory

For HUD by:
Ron Hutchison, Project Manager

STATE OF Tennessee

COUNTY OF Davidson

On the 29th 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 an 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 the he/she as such Authorized Signatory being authorized to do so, 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.**

Notary Public

My Commission Expires: 11/9/18

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Affiant

Sworn to and subscribed before me
this 30th day of November, 2016.

Notary Public
My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

