Davidson County DEEDWARR
Recvd: 12/08/16 08:37 3 pgs
Fees:18.00 Taxes:610.50
20161208-0128773

CASH DEED FOR TENNESSEE

FHA Case No. 483-377960

Prepared by & Return to: Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204
File Number 2016-1201

This Indenture, made and entered into this 30th day of November, 2016, by and between Julian Castro, Secretary of Housing and Urban Development of Washington, D.C., or his successors, party of the first part, and **Taylor Fettroll** of 328 Bridge Street, Franklin, TN 37064, her 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 part of Block 1 on the map of Holman Heights, as of record in Book 332, Page 7, Register's Office for said County, being Lot Number 1 on G.W. Dunn's Subdivision of said Block 1 described according to a survey made by George W. Watkins, Surveyor, December 7, 1953, as follows:

Beginning at a point in the center of Elaine Street, said point being South 6 degrees West, 285.8 feet from the intersection of the center line of said Elaine Street and Robertson Road; thence South 69 degrees East, 136.5 feet; thence South 13 degrees West, 60 feet; thence North 70 degrees 30 minutes West 127.6 feet to the center of Elaine Street; and then North 6 degrees East 65 feet to the beginning.

Being the same property conveyed to The Secretary of Housing and Urban Development from JPMorgan Chase Bank, National Association by Special Warranty Deed on October 8, 2015, of record in Instrument Number 20160421-0038705, Register's Office for Davidson County, Tennessee.

Property Address:	528 Elaine Ave Nashville, TN 37209
Owner's Name:	Taylor Fettroll
Owner's Address:	528 Elaine Ave Nashville, TN 37209
Mail Tax Bill to:	Farmington Mortgage 2002 Richard Jones Road, Suite 300A Nashville, TN 37215
Parcel No.:	Map and Parcel 091-10-0-213.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 30, 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 Warranty Deed dated 10/08/2015, and recorded at **Instrument Number 20160421-0038705,** 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:

Jan Rudolph

Jackie Rudolph

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

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

By: _____

Its: Authorized Signatory

For HUD by Ron Hutchison
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 29th day of Nov, 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: 1/9/18

_____
Notary Public

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of IN
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 **$165,000.00,** 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 30 day of November 2016.

My Commission Expires: 8/5/18

_____ (Seal)
Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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
DAVIDSON COUNTY, TENN.