Davidson County DEEDWARR
Recvd: 12/15/16 15:07 3 pgs
Fees:18.00 Taxes:449.55
20161215-0131767

CASH DEED FOR TENNESSEE

FHA Case No. 483-515304

Prepared By & Return To:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027
File No. 16-2802B

This Indenture, made and entered into this 13th day of December, 2016, by and between Julian Castro, **The Secretary of Housing and Urban Development of Washington, D.C.**, party of the first part, and **Lawrence Wisniewski, a single person**, 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 Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Haywood Hills, Section One of record in Plat Book 4460, Page 156, 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 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 Warranty deed from Tennessee Housing Development Agency of record in Instrument No. 20161004-0104253 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on October 4, 2016.

Property Address: 4913 Algonquin Trail, Antioch, TN 37013

Owner's Name: Lawrence Wisniewski

Owner's Address: 122 General's Retreat Place, Franklin, TN 37064

Mail Tax Bill To: NEW OWNER

Parcel No.:162-03-0-230.00

THIS DEED IS NOT EFFECTIVE UNTIL: 12-13-16

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 70 Fed. Reg. 43, 171(July 26,2005).

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

For HUD by:
By: Q Integrated Co.
Its: Authorized Signatory
Jon Hutchison, Project Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On the 9th day of December, 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

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/9/18

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $121,500.00.

Affiant

Sworn to and subscribed before me
this 13th day of December, 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

