Davidson County DEEDWARR
Recvd: 01/11/17 15:33 4 pgs
Fees:23.00 Taxes:281.20
20170111-0003390

CASH DEED FOR TENNESSEE

FHA Case Number: 483-416233

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC

4751 TROUSDALE DRIVE STE 111

NASHVILLE, TN 37220

FILE: ST16-37220-3109

This indenture, made and entered into this 9TH day of JANUARY , 2017, by and between Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part and SEAN WILSON 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:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of survey made by Hickerson and Johnson, Engineers, dated August 27, 1962, as follows: Beginning at an iron pin in the Easterly margin of Buena Vista Pike, Southerly 693.7 feet from the intersection of Whites Creek Pike and Buena Vista Pike; thence North 71 degrees 03' East 230 feet, more or less, to a point; thence South 25 degrees East 35 feet to a point on creek bank; thence along top of first creek bank 67.5 feet to a point; thence South 79 degrees West 200.5 feet to an iron pin in the Easterly margin of Buena Vista Pike; thence with same North 5 degrees West 55 feet to the point of beginning.

Being the same property conveyed to Secretary of Housing and Urban Development, from Freedom Mortgage Corporation, by Special Warranty Deed dated March 14, 2016, of record in Instrument No. 20160328-0028258, Register's Office for Davidson County, Tennessee.

Property address: **5446 Buena Vista Rd., Whites Creek TN, 37189**

Owners Name: **SEAN WILSON**

Owner's Address: **4221 NEW HOPE MEADOW RD., HERMITAGE TN 37076**

Mail Tax Bill to: **SEAN WILSON, 4221 NEW HOPE MEADOW RD., HERMITAGE TN 37076**

Parcel No: **04900009201**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 1-9-2017

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 Special Warranty Deed dated March 14, 2016, of record in Instrument No. 20160328-0028258, Register's Office for 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:

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

By: Q Integrated Co., Asset Manager
Authorized Signatory
Contract No. DU204SA-16-D-01

For HUD by:
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 5th day of Jan, 2017, 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.

My Commission expires: 1/9/18

Notary Public

DEBBIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

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 $76,000.00

Affiant

Subscribed and sworn to before me this 12 day of January, 2017.

My Commission Expires: DEC 27 2017.

Notary Public

J. ARLEN W. WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY