BILL GARRETT, Davidson County
Trans:T20170003641 DEEDWARR
Recvd: 01/13/17 10:19 3 pgs
Fees:18.00 Taxes:573.50
20170113-0004152

CASH DEED FOR TENNESSEE

FHA Case No. 483-501858

Prepared by & Return to: Smith.Sholar.Milliken.PLLC.
1164 Nashville Pike
Gallatin, TN 37066

This Indenture, made and entered in this 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 John W. McAdams and Dana McAdams, husband and wife, 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 part 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:

The following described property: A Tract of land located in Davidson County, Tennessee and is more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc. dated October 18, 2002 as follows:

Beginning at an iron rod in the westerly margin of Old Hickory Boulevard marking the northeast corner of Lot Number 1 on the Plan of Sherlock Subdivision as of record in Book 6200, page 790, Register's Office for Davidson County, Tennessee and the most easterly corner of the Lois Miller and Edwin Madrigal property as of record in Instrument No. 20020628-0078442(erroneously indicated as Instrument No. 20020628-78442 in prior deed of record), Register's Office for Davidson County, Tennessee; thence, leaving said common corner with the westerly margin of Old Hickory Boulevard North 42° 05 minutes 32 seconds West 112.79 feet to the actual point of beginning for this described tract; thence, leaving said margin with a new line South 48° 37 minutes 54 seconds West 224.73 feet to a point; thence, with said new line and also with the northerly line of the C. Gilbert Lowe Subdivision as of record in Instrument No. 20000920-0093639(erroneously indicated as Instrument No. 20000920-009639 in prior deed of record), Register's Office for Davidson County, Tennessee, South 88° 44 minutes 38 seconds West 326.60 feet to a point; thence with the northerly line of the W.M. Broadwell property as recorded in Book 10546, page 364, Register's Office for Davidson County, Tennessee, and the southerly line of this described tract, South 89° 00 minutes 39 seconds West 156.12 feet to a point in the easterly line of Bell Knob Subdivision as of record in Book 2854, page 116, Register's Office for Davidson County, Tennessee; thence, with said line North 01° 34 minutes 34 seconds West 51.70 feet to a point thence, with the northerly lines of this described tract, North 88° 39 minutes 36 seconds East 341.06 feet to a point; thence, North 48° 37 minutes 54 seconds East 273.08 feet to a point in the westerly margin of Old Hickory Boulevard; thence, with said margin South 41° 22 minutes 06 seconds East 162.22 feet to the point of beginning, containing 78,485 square feet or 1.80 acres more or less.

BEING the same property conveyed to Secretary of Housing and Urban Development from Rubin Lublin TN, PLLC, Sub Trustee, by Trustees Deed dated July 24, 2015, as Instrument No. 20151029-0110267, in the Register's Office for Davidson County, Tennessee.

Property Address:	1215 Old Hickory Boulevard Nashville, TN 37207
Owner's Name:	John W. McAdams and Dana McAdams
Owner's Address:	400 Warioto Way #803 Ashland City TN 37015
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	41-8-67

6705

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 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 deed dated July 24, 2015, and recorded at Book , Page 20151029-0110267, 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 70 Fed. Reg. 43, 171 (July 26, 2005).

Signed, sealed and delivered in the Presence of:

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

Q Integrated Co., Asset Manager
Contractor for DU20SA-16-D-01

By: _____
Authorized Signatory
For HUD Signatory
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 of 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. Intergrated 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: 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 affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $155,000.00, 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 9 day of Jan, 2017.

My Commission Expires: 3/20/18

(Seal)
Notary Public

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No. G16-6705D