BILL GARRETT, Davidson County
Trans:T20170004339 DEEDWARR
Recvd: 01/17/17 14:18 3 pgs
Fees:18.00 Taxes:499.50
20170117-0004904

CASH DEED FOR TENNESSEE

FHA Case Number: 483-350384

Prepared by & Return to: Jim. R. Vanderpool, PC
256 Seaboard Lane G-104
Franklin, TN 37067

This indenture, made and entered into this 13th 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 Nisar A. Mohammadi, 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:

LEGAL DESCRIPTION ATTACHED

Property address: **3994 Keely Drive, Nashville, TN 37211**

Owners Name: **Nisar A. Mohammadi**

Owner's Address: **3994 Keeley Drive**
Nashville, TN 37211

Mail Tax Bill to: **Nisar A. Mohammadi**
6765 Sugar Hill Drive
Nashville, TN 37211

Parcel No: **148-14-0-097.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 13, 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 12th day of January, 2016 and, recorded in Instrument No. 20160112-0003080 in the Registers office of 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.

Q Integrated Co., Asset Manager
Contractor for DU2016A16-D-01

For HUD by: _____

By: Christie Perry, Closing Manager
Authorized Signatory

State of Tennessee
County of Davidson

On the 10 day of January, 2017, before me the undersigned Notary Public of the State and County, appeared Christie Perry
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: May 8, 2018

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

_____
Notary Public

State of Tennessee
County of Williamson

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 $135,000.00, 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 13th day of January, 2017.

My Commission Expires: 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

16-8764 MOHAMMADI JV

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 118 on the Plan of Colewood Acres, Section II, of record in Plat Book 3700, Page 135, Register's Office for said County, to which plat reference is made for a more complete description.

Last Deed of Record is Trustee's Deed from Wilson & Associates, PLLC to The Secretary of Housing and Urban Development, as recorded on the 12th day of January, 2016 in Instrument No. 20160112-0003080 and Warranty Deed from William H. Baldwin Jr. and Marsha W. Baldwin to Patricia R. Diaz, unmarried and Rodrigo Tavarez Munoz, unmarried, as recorded on the 25th day of October, 2004 in Instrument No. 20041025-0128322, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3994 Keeley Drive, Nashville, TN 37211

Tax Parcel No.: 14814009700