Davidson County DEEDWARR
Recvd: 01/31/17 12:18 3 pgs
Fees:18.00 Taxes:2220.00
20170131-0010274

CASH DEED FOR TENNESSEE

FHA Case No. 483-424695

Prepared By & Return To:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027
File No. 17-2911B

This Indenture, made and entered into this 31st 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 Steve **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:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 138-B of Bentley Park Condominiums, a horizontal property regime pursuant to the Tennessee horizontal property act, as shown on the plan of record in Book 6900, Page 153 and as further set forth in the Master Deed and By-Laws of record in Book 7076, Page 56, as amended in Instrument No. 20060124-0009155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to The Secretary of Housing and Urban Development, Washington D.C. by Deed in Lieu of Foreclosure deed from Alice Crafts, Executrix for The Estate of Charles Brown of record in Instrument No. 20140812-0072776 Register's Office for Davidson County, Tennessee, dated July 17, 2014 and recorded on August 12, 2014.

Property Address: 1817 Woodmont Blvd

Owner's Name: Steve 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: 1-31-17

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

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On the 27th day of January, 2017, 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

My Commission Expires: 1/9/18

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Affiant

Sworn to and subscribed before me
this 31st day of January, 2017.

Notary Public
My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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

