PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20170011234 DEEDWARR
Recvd: 02/07/17 09:59 3 pgs
Fees:18.00 Taxes:629.00
20170207-0012828

CASH DEED FOR TENNESSEE

FHA Case No. 483-374648

Prepared by and Return to: Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Ste. 106
Hendersonville, TN 37075

This Indenture, made and entered into this 30th 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 Matthew McCloskey, 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, 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:

Being: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cloverdale Subdivision, as of record in Book 2133, page 9, Register's Office for said County, described as follows:

Beginning in the northeasterly margin of Woodberry Drive, the common corner of Lots 1 and 2; thence with the line between said lots, northeasterly 145 feet to a corner of Lot No. 3; thence with the line between Lots 2 and 3, northeasterly 148.2 feet to a point on the easterly margin of Woodberry Court; thence with the margin of the same, westerly along a curve, 21 feet to a point, and continuing with the margin of the same, southwesterly 122 feet to the beginning of another curve; thence with said curve, southerly 39.3 feet to the northeasterly margin of Woodberry Drive; thence with the margin of the same, southeasterly 130 feet to the beginning.

Being the same property conveyed to Secretary of the Department of Housing and Urban Development by deed from Bank of America, N.A., dated December 9, 2013, of record in Instrument No. 20150605-0052605, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of America, N.A. by deed from Secretary of the Department of Housing and Urban Development, dated December 31, 2015, of record in Instrument No. 20160120-0005610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of the Department of Housing and Urban Development by deed from Bank of America, N.A., dated September 16, 2016, of record in Instrument No. 20160922-0100137, Register's Office for Davidson County, Tennessee.

Property Address:	425 Woodberry Drive Nashville, TN 37214	Send tax bills to: New Owner 502 Elgin St. Nashville, TN 37211
Owner's Name:	Matthew McCloskey	
Owner's Address:	502 Elgin St. Nashville, TN 37211	
Parcel No.:	95-11-21	

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 30,2017

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 October 20, 2015, and recorded in Instrument No. 20160503-0043292 in the Register's Office of Davidson County, Tennessee.

To Have and 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 afore described real estate; that he/she has a good right to sell and convey the same; that the title and quite 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 of Washington, D.C., and/or his/her successors and/or assigns

By: Q Integrated Co. Asset Manager
Contractor for DU204SA-16-D-01

By: _____
Authorized Signatory

For HUD By:
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 26th day of January, 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 Sumner

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 $170,000.00, 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 30th day of January, 2017.

My Commission Expires: 4/19/17

Notary Public

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY