Davidson County DEEDWARR
Recvd: 02/16/17 12:48 4 pgs
Fees:23.00 Taxes:481.00
20170216-0016106

CASH DEED FOR TENNESSEE

FHA Case Number: 483-281103

Prepared by & Return to: SIGNATURE TITLE SERVICES, LLC

4751 TROUSDALE DRIVE STE 111

NASHVILLE, TN 37220

FILE: ST17-37066-0141

This indenture, made and entered into this 14TH day of FEBRUARY , 2017, by and between Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part and RONAK CHOKSHI AND SUKETU CHOKSHII 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 Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 163 on the Plan of Windsor Green, Phase 1, Section 3, of record in Plat book 6250, page 46, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The Secretary of Housing and Urban Development, from Bank of America, N.A., by Special Warranty Deed dated September 30, 2016, of record in Instrument No. 20161011-0107277, Register's Office for Davidson County, Tennessee.

Property address: 105 WELSHWOOD CT., GOODLETTSVILLE TN 37072

Owners Name: RONAK CHOKSHI AND SUKETA CHOKSHI

Owner's Address: 825 LORETTA DR., GOODLETTSVILLE TN 37072

Mail Tax Bill to: NEW OWNER – RONAK CHOKSHI AND SUKETA CHOKSHI

Parcel No: 02607005700

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 2-14-2017

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 September 30, 2016, of record in Instrument No. 20161011-0107277, 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
Contractor for DU204SA-16-D-01

For HUD by:
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 9th day of Feb, 20 17, 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: 4/9/18

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 $130,000.00

Affiant

Subscribed and sworn to before me this 15th day of February, 2017.

My Commission Expires: 3-14-17.

Notary Public

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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)

