BILL GARRETT, Davidson County
Trans:T20170016084 DEEDWARR
Recvd: 02/23/17 12:33 2 pgs
Fees:13.00 Taxes:747.40
20170223-0018263

CASH DEED FOR TENNESSEE

FHA Case No. 483-386687

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

This Indenture, made and entered in this this 22nd 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 Angela Ennels, party(ies) of the second part,
if unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of VIRGINIA MANOR, as shown by plat of record in Plat Book 1835, Page 22, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Dominic S. Madar, Jr. and Donna Madar by Warranty Deed recorded August 30, 1994, and as of record in Book 9449, page 633, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING conveyed to Selene Finance, LP from Wilson & Associates, PLLC, as Substitute Trustee by Trustee's Deed dated June 27, 2016, and as of record in Instrument No. 20160628-0065916, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to The Secretary of Housing and Urban Development from Selene Finance, LP, by Special Warranty Deed dated August 4, 2016, as Instrument No. 20160926-0101411, in the Register's Office for Davidson County, Tennessee.

Property Address:	1912 Moran Avenue Nashville, TN 37216
Owner's Name:	Angela Ennels
Owner's Address:	1912 Moran Ave Nashville TN 37216
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	73-5-49

THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 22, 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 August 4, 2016, and recorded at Book , Page 20160926-0101411, 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 of Washington, D.C., and/or his/her successors and/or assigns
By: Q Intergrated Co.
By: Q Integrated Companies
Authorized Signatory
For HUD by
Trish Cavitt

State of Tennessee
County of Davidson

On the 17th day of Feb, 2017, before me the undersigned Notary Public of the State of County aforesaid, appeared Trish Cavitt 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 $202,000.00, 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 22nd day of February, 2017.

My Commission Expires: 3/27/18

(Seal)
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. G16-6925D