BILL GARRETT, Davidson County
Trans:T20170016836 DEEDWARR
Recvd: 02/27/17 11:47 2 pgs
Fees:13.00 Taxes:499.50
20170227-0019249

CASH DEED FOR TENNESSEE

FHA Case No. 483-373955

Prepared by & Return to: Tennessee Title Services
7000 Executive Center Drive Ste 290
Brentwood, TN 37027
17-0078

This Indenture, made and entered into this 24th day of February, 2017, by and between **Julián Castro, The Secretary of Housing and Urban Development of Washington, D.C.**, or his successors, party of the first part, and **Mason Thomas Broach, a single man**, 608 Tobylyn Circle Nashville, TN 37013
his/her/their/its heirs and assigns, 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 situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 141 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-l" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more-complete and accurate description.

Being the same property conveyed to Sarah Zwickel, an unmarried woman and Janet L. Henderson, an unmarried woman by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20071004-0118643 Register's Office for Davidson County, Tennessee, dated September 26, 2007 and recorded on October 04, 2007.

Being the same property conveyed to Flagstar Bank, FSB by Substitute Trustee's deed from Arnold M. Weiss of record in Instrument No. 20160721-0075033 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 21, 2016.

Being the same property conveyed to The Secretary of Housing and Urban Development of Washington, DC by Special Warranty deed from Flagstar Bank, FSB of record in Instrument No. 20161216-0132101 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on December 16, 2016

Property Address: 500 Bradburn Village Circle Antioch, TN 37013

Owners Name: Mason Thomas Broach

Owners Address: 608 Tobylyn Circle Nashville, TN 37211

Mail Tax Bill To: Wells Fargo Bank P.O. Box 660278 Dallas, TX 75266

Parcel No.: 164-06-0B-098.00-CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: February 24th, 2017

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.) by Substitute Trustee's Deed dated-2/25/2016, and recorded at Instrument No. 20160229-0018833 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.

FHA Case No. 483-373955

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:

Josh Rudolph

Rachel Rudolph

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns

By: **Q Integrated**

Q Integrated c/a Asset Manager
Contractor for DU204SA-16-D-01

By: _____

Its: Authorized Signatory

For HUD by:
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 23rd day of Feb, 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 a authorized signatory of **Q Integrated Co.** said company being an authorized signatory for the **Secretary of Housing and Urban Development of Washington, D.C.**, 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 company by himself/herself as an authorized signatory and for said company on behalf of the **Secretary of Housing and Urban Development of Washington, D.C.**

My Commission Expires: 1/9/18

Notary Public

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of **Tennessee**
County of Williamson

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

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 **$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 23rd day of February, 2017.

My Commission Expires: 5-8-18

A C Hall (Seal)

Notary Public
