Davidson County DEEDWARR
Recvd: 03/28/17 14:31 4 pgs
Fees:23.00 Taxes:527.25
20170328-0030173

CASH DEED FOR TENNESSEE

FHA Case Number: 483-363745

Prepared by & Return to: Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

This indenture, made and entered into this 24th day of Mar, 2017 by and between Ben Carson, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part and Andrew H. Bello, unmarried, 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:

Property located in the County of Davidson, Tennessee: A Parcel of land inherited from Dr. Matthew Walker, originally Conveyed from Agnes Louise Pentecost Yaney to Matthew Walker and wife, Alice J. Walker by Deed of Record in Book 4821, Page 429, Register's Office of Davidson County, Tennessee, and described as follows:

Being the east part of Lot No. 3 on the map of the subdivision (erroneously referred to as the subdivision of the subdivision in legal description on Deed of Trust) of the Wesley Hyde Property of record in Minute Book 66, Page 15, in the Chancery Court of Nashville, Tennessee. Said part of said Lot No. 3 fronts 48 feet on the west side of 23rd Avenue, North and runs back between parallel lines, as measured from the center line of 23rd Avenue, North 150 feet to a dead line, more or less.

Being the same property conveyed to Secretary of Housing and Urban Development by Special Warranty Deed from U.S. Bank National Association, dated November 25th 2016 of record in Instrument No. 20161129-0125005, in the Register's Office for Davidson County, Tennessee.

Property address: 2103 23rd Ave N, Nashville, TN 37208

Owners Name: Andrew H Bello

Owner's Address: 2103 23rd Ave N, Nashville, TN 37208

Mail Tax Bill to: 2103 23rd Ave N, Nashville, TN 37208

Parcel No: 08106034700

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 24, 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 November 25, 2016 and, recorded in Instrument No. 20161129-0125005, in the Registers office of Davidson County 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.

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

By: _____
Authorized Signatory

For HUD by:
Christie Perry, Closing Manager

State of Tennessee
County of Davidson

On the 22nd day of Mar, 2017, before me the undersigned Notary Public of the State and County, appeared Christie Perry 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 Davidson

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 $142,300.00, 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 _____ day of March, 2017.

My Commission Expires: 11/5/2019

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017