BILL GARRETT, Davidson County
Trans:T20170028313 DEEDWARR
Recvd: 04/04/17 11:30 2 pgs
Fees:13.00 Taxes:550.93
20170404-0032841

CASH DEED FOR TENNESSEE

FHA Case No. 483-546288

Prepared by & Return to: Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

This Indenture, made and entered into this 3rd 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 Cynthia L. McGuire, an unmarried woman, 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, being Lot No. 36 on the Plan of Section 4, Timbertrail of record in Book 5200, Page 634, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Property Address: 4301 Falling Leaf Ln.
Nashville, TN 37207

Owner's Name: Cynthia L. McGuire

Owner's Address: 4301 Falling Leaf Ln.
Nashville, TN 37207

Mail Tax Bill to: F&M Bank
10 Cadillac Dr., Ste. 100
Brentwood, TN 37027

Parcel ID No.: #03213005700

THIS DEED IS NOT TO BE IN EFFECT UNTIL: **April 3, 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 11, 2016, and recorded in Instrument 20170111-0003370, 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 assign 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 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/she 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/she will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him/her 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., 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 30th day of Mar, 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 authorized signatory of Q Integrated Co., said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainer, 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 $148,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cynthia L McGuire
Affiant

Subscribed and sworn to before me this 3rd day of April, 2017.

My commission expires: 3/10/19

_____
Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.