BILL GARRETT, Davidson County
Trans:T20170029554 DEEDWARR
Recvd: 04/07/17 12:27 2 pgs
Fees:13.00 Taxes:462.50
20170407-0034300

# CASH DEED FOR TENNESSEE

FHA Case No. 483-421587

Prepared by & Return to: Smith.Sholar.Milliken.PLLC.
846 Conference Drive
Goodlettsville, TN 37072

**This Indenture**, made and entered in this this 6th day of April, 2017, by and between Ben Carson, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Ovidio Antonio Mejia Palacios, 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 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. 128 on the plan of SECTION 10-A CHERRY HILLS, as shown by plat of record in Plat Book 4860, Page 97, 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 Miriam Mason, unmarried by Deed dated June 10, 2009 and as of record in Instrument No. 20090622-0057790, said Register's Office.

FURTHER BEING the same property conveyed to Tennessee Housing Development Agency from J. Phillip Jones and/or Jessica D. Binkley by Substitute Trustee's Deed dated December 10, 2015, and as of record in Instrument No. 20151214-0125113, said Register's Office.

FURTHER BEING the same property conveyed to Secretary of Housing and Urban Development from Tennessee Housing Development Agency, by Deed dated December 28, 2015, as Instrument No. 20161122-0123181, in the Register's Office for Davidson County, Tennessee.

| | |
|---|---|
| Property Address: | 3108 Cedarcroft Drive<br>Antioch, TN 37013 |
| Owner's Name: | Ovidio Antonio Mejia Palacios |
| Owner's Address: | 3939 Apache Trail<br>Antioch, TN 37013 |
| Mail Tax Bill to: | Owner at Property Address |
| Parcel No.: | 15-10-21 |

**THIS DEED IS NOT TO BE IN EFFECT UNTIL:** April 6, 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 December 28, 2015, and recorded at Book , Page 20161122-0123181, 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:

Martha C. Edwards

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: Q Intergrated Co.

Q Integrated Co., Asset Manager
Contractor for DU2045A-16-D-01

By: _____
Authorized Signatory
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 5th day of Apr. 1, 2017, before me the undersigned Notary Public of the State of 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. 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 $125,000.00, 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 6 day of April ~~2016~~ 2017

My Commission Expires: 3/20/18

_____
(Seal)
Notary Public

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No. G17-7449D