Davidson County DEEDWARR
Recvd: 04/11/17 10:39 4 pgs
Fees:23.00 Taxes:296.00
20170411-0035271

CASH DEED FOR TENNESSEE

FHA Case No. **483-376481**

Prepared By & Return To: Stewart Title Company
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

File #01288-35831A

This Indenture, made and entered into this 10th 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 **Nozimbek Avazov**, party(ies) of the second part.

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt 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:

See Attached Exhibit "A"

Property Address:	108 Eve Circle, Nashville, TN 37218
Owner's Name:	Nozimbek Avazov
Owner's Address:	3205 Grace Crest Point, Nashville, TN 37217
Mail Tax Bills To:	Nozimbek Avazov 3205 Grace Crest Point, Nashville, TN 37217
Parcel No:	06904013000

THIS DEED IS NOT TO BE IN EFFECT UNTIL: APRIL 10, 2017

Being the same 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 **February 19, 2016**, and recorded on **December 12, 2016** at Instrument Number 20161212-0129969, 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 afore described 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.

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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 INTEGRATED CO., Asset Manager
Contractor for DU204SA-16-D-01

By: _____
Authorized Signatory
For HUD by Ron Hutchison
Ron Hutchison, Project Manager

STATE OF Tennessee
COUNTY OF Davidson

On the 6th day of April, 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 an authorized signatory of Q Integrated Co., said company being the authorized signatory for the Secretary of Housing and Urban Development, the within named bargainers, 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

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Wilson

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 **$80,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribe and sworn to before me this 10th day of April, 2017.

My Commission Expires: 8.14.17

TRACEY TRUNNELL HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

(Seal)

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Haynes Park Subdivision, Section 2, of record in Plan Book 4460, Page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Secretary of Housing and Urban Development by Special Warranty Deed from Nationwide Advantage Mortgage Company, dated February 19, 2016 and recorded December 12, 2016 of record in Instrument No. 20161212-0129969; and being the same property conveyed to Nationwide Advantage Mortgage Company by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee dated February 4, 2016 and recorded February 11, 2016 of record in Instrument No. 20160211-0013080; and further being the same property conveyed to Edmond C. Smith and wife, Lucille C. Smith by Warranty Deed from Dorothy M. Baskerville dated January 14, 1975 and recorded January 15, 1975 of record in Book 4881, Page 693 Register's Office for Davidson County, Tennessee.

Subject to Restrictions upon the use of the premises not appearing in the chain of title to the land. Taxes for 2017 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 4460, Page 51, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

