Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans: T20170038913 DEEDWARR
Recvd: 05/08/17 12:07 2 pgs
Fees: 13.00 Taxes: 360.75
20170508-0045416

CASH DEED FOR TENNESSEE

FHA Case Number: 483-386121

Prepared by & Return to:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027
File No. 170225JM

This indenture, made and entered into this 4th day of May, 2017, by and between Ben Carson, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part and **Juan Manuel Aguilar,** 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. 9, on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, and amended in Book 3986, Page 917, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Property Address: **306 Dinwiddie Drive, Madison, TN 37115**

Owners Name: **Juan Manuel Aguilar**

Owner's Address: ~~306 Dinwiddie Drive, Madison, TN 37115~~ 509 Rockwood Drive, Hermitage, TN 37076

Mail Tax Bill To: 306 ~~306~~ **Dinwiddie Drive, Madison, TN 37115** (Property Address)

Parcel No.: **034-014.0-018.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 4, 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 June 4, 2015 and, recorded in Instrument No. 20161230-0137437 and corrected in Instrument No. 20170303-0021568, in the Registers Office of Davidson 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.

By: Q Integrated Co., Asset Manager
Authorized Signatory
Contractor for 242U204SA-16-D-01

For HUD by:
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 1st day of May, 2017, before me the undersigned Notary Public of the State and County, 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 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 Williamson

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 $97,500.00, 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 4 day of May, 2017.

My Commission Expires:

Notary Public

RUSSELL JOANN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES
JUNE 25, 2017