Davidson County DEEDWARR
Recvd: 05/26/17 12:52 3 pgs
Fees:18.00 Taxes:466.97
20170526-0052754

CASH DEED FOR TENNESSEE

FHA Case Number: 483-441252

Prepared by & Return to: John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215

This indenture, made and entered into this 25th 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 Rakima Ashurova, an unmarried woman, party 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. 120 on the Plan of Sterling Heights, Section Five, Sixth Civil District of record in Plat Book 1835, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Property address: 80 Peachtree St., Nashville, TN 37210

Owners Name: Rakima Ashurova

Owner's Address: 80 Peachtree St., Nashville, TN 37210

Mail Tax Bill to: SAME AS OWNER'S ADDRESS

Parcel No: 119-06-139.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 5-25-17

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 recorded on the 26th day of January, 2017 of record In Instrument No. 20170126-0008493, in the Register's 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 of the second part, her 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 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

FHA Case Number 483-441252

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:
Ron Hutchison, Project Manager

State of Tennessee
County of Davidson

On the 22nd 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 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 $126,208.00, 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 25th day of May, 2017.

My Commission Expires: 11-6-2017.

Notary Public

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 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, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017