CASH DEED FOR TENNESSEE

BILL GARRETT, Davidson County
Trans:T20170046442 DEEDWARR
Recvd: 06/01/17 11:44 2 pgs
Fees:13.00 Taxes:473.60
20170601-0054465

FHA Case Number: 483-387820

Prepared by & Return to: Limestone Title and Escrow
3173 S. Church Street
Murfreesboro, TN 37127

This indenture, made and entered into this 12th 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 **Lindsy Marie Read and Alana Williamson**, 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 the easterly half of Lot No. 35 of Block "C" on the map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee. Said part of Lot 35 fronts 50.5 feet on the southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line and the westerly 41 feet of Lot 34 of Block "C" on the map of Woodlawn Estates of record in Book 843, page 82, Register's Office for Davidson County, Tennessee. Said part of Lot 34 fronts 41 feet on the southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

This is improved property known as 302 Cumberland Avenue, Madison, Tennessee 37115 and unimproved property known as 304 Cumberland Avenue, Madison, Tennessee 37115.

Property address: 302 & 304 Cumberland Avenue, Madison TN 37115

Owners Name: Lindsy Marie Read and Alana Williamson

Owner's Address: 302 Cumberland Avenue, Madison TN 37115

Mail Tax Bill to: Same address as new owner

Parcel No: 043 09 0 378.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 12, 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 11/18/15and, recorded Book Instrument Number 20170111-0003023, 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. 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 9th 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.

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/9/18

State of Tennessee
County of Rutherford

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 $128,000.00, 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 12th day of May, 2017.

My Commission Expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public