Davidson County DEEDWARR
Recvd: 06/23/17 08:37 3 pgs
Fees:18.00 Taxes:610.50
20170623-0063156

CASH DEED FOR TENNESSEE

FHA Case Number: 483-429934

Prepared by & Return to: Logos Realty Closing Services, Inc.
301 S. Perimeter Park, Suite 100
Nashville, TN 37211

This indenture, made and entered into this 21 day of June, 2017, by and between Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part and **Lois Rochelle Carnahan, an unmarried woman**, 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 Unit No. 27A, on the Horizontal Property Regime for Park Place Subdivision, Phase Two as recorded in the Master Deed of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, which was re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, and rerecorded in Instrument No. 20030915-0134956, and further amended in Instrument No. 20111115-0089064, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

This property is subject to: 2007 Real property taxes and every year thereafter; Master Deed and By-Laws of record in Instrument No. 20010214- 0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634 and re-recorded in Instrument No. 20030915-0134956; Deed of Easement for Sanitary Sewer and Drainage of record in Book 11491, Page 719 and in Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Right-of-Way Agreement to Nashville Gas of record in Book 5897, Page 191; All matters on the plat of record in Instrument No. 20020530-0065765; all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SECRETARY OF HOUSING & URBAN DEVELOPMENT, by deed from BANK OF AMERICA, N.A., of record in Instrument No. 20170117-0004678, dated August 3, 2016, said Register's Office.

Property address: 4602 Banff Park, Antioch, TN 37013

Owners Name: Lois Rochelle Carnahan

Owner's Address: 4602 Banff Park, Antioch, TN 37013

Mail Tax Bill to: Lois Rochelle Carnahan, 4602 Banff Park, Antioch, TN 37013

Parcel No: 175-04-0A-073.00 CO

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 21, 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 08/3/2016 and, recorded **in Instrument No. 20170117-0004678,** 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

By: _____
Authorized Signatory

State of Tennessee
County of Davidson

On the 20 day of June, 2017, before me the undersigned Notary Public of the State and County, appeared Christie Perry 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: _____

Notary Public

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

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 $165,000.00, 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 21 day of June, 2017.

My Commission Expires: _____ Notary Public

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020