201709180094899
Bill Garrett Davidson County
Batch# 1521 DEEDWARR
09/18/2017 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20170918-0094899

CASH DEED FOR TENNESSEE

FHA Case Number: 483-245025

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 7th day of September, 2017, by and between _____, The Secretary of Housing and Urban Development, party of the first part and **Michael Tomalo,** _____, 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:

Tract I:

Land in Davidson County, Tennessee, being the southerly 33 1/3 feet of Lot No. 304 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, as of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 304 fronts 33 1/3 feet on the northeasterly side of Arthur Avenue, formerly Wetmore Avenue, and runs back between lines 150 feet.

Tract II:

Land in Davidson County, Tennessee, being the southerly 16 2/3 feet of Lot No. 303 and the northerly 16-2/3 feet of Lot No. 304 in McGavock, Wetmore and Others First Addition, called Town of McGavock, a plan of which is of record in Plat Book 21, page 23, Register's Office for said County.

Said part of said lot front together 33 1/3 feet on the northeasterly side of Arthur Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by deed from U.S. BANK NATIONAL ASSOCIATION of record in Instrument No. 20170426-0040725, dated April 26, 2017, said Register's Office.

Property address: 1716 ARTHUR AVENUE, NASHVILLE, TN 37208

Owners Name: MICHAEL TOMALO

Owner's Address: 1716 ARTHUR AVENUE, NASHVILLE, TN 37208

Mail Tax Bill to: Michael Tomalo, C/O Movement Mortgage
824 N. Miltary Hwy, Suite 100, Norfolk, VA 23502

Parcel No: 081-11-0-496.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: _____

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 04/26/2017** and, recorded **in Instrument No. 20170426-0040725,** 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: Q BI
Authorized Signatory

State of ~~Tennessee~~ South Carolina
County of ~~Davidson~~ Charleston

On the 7th day of September, 2017, before me the undersigned Notary Public of the State and County, appeared Jennike Burden
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~~ hm Mnarmw ~~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.

Mona R. Knight
Notary Public

My Commission Expires:

MONA R. KNIGHT
~~Notary Public State of South~~ Carolina
My Commission Expires
June 28, 2027

NOTARY PUBLIC

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 $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nicolette Cole
Affiant

Subscribed and sworn to before me this 8th day of September, 2017.

Jennifer Chandler-Cole
Notary Public

My Commission Expires: _____

JENNIFER CHANDLER-COLE
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.

Jennifer Chandler-Cole
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.

Maxine J. Rucker
Notary's Signature

My Commission Expires:_____

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