Bill Garrett Davidson County
Batch# 34399 DEEDWARR
12/07/2017 10:21:32 AM 2 pgs
Fees: $13.00 Taxes: $684.87
20171207-0124878

CASH DEED FOR TENNESSEE

FHA Case No. (483-478755)

Prepared by & Return to: Smith.Sholar.Milliken.PLLC.
846 Conference Drive
Goodlettsville, TN 37072

This Indenture, made and entered in this this ~~5th~~ 4th day of December, 2017, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Marco A. Hernandez, Unmarried, 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 part of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the county of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 453, as shown on the map entitled SECTION THREE, PARKWOOD ESTATES, of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Secretary of Housing and Urban Development from Tennessee Housing Development Agency, by Special Warranty Deed dated January 5, 2016, as Instrument No. 20170807-0080774, in the Register's Office for Davidson County, Tennessee.

Being the same property as conveyed from Jessica D. Binkley, Substitute Trustee to Tennessee Housing Development Agency, as described in Instrument # 20140114-0003454, dated 01/10/2014, recorded 01/14/14 in Davidson County Records.

Property Address:	3178 Robwood Drive Nashville, TN 37207
Owner's Name:	Marco A. Hernandez
Owner's Address:	1140 Bellshire Dr Nashville, TN 37207
Mail Tax Bill to:	~~Owner at Property Address~~ Alterra Group 350 S. Rampart Blvd #310 Las Vegas NV 89145
Parcel No.:	05015018600

THIS DEED IS NOT TO BE IN EFFECT UNTIL: December 5, 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 January 5, 2016, and recorded at Book , Page 20170807-0080774, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the 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 assigns in fee simple forever.

Said Conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **Subject** to any state of 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 a principal and/or officer of ~~Ofori & Associates, PC~~, 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: ~~Ofori & Associates, PC~~

By: _____
Authorized Signatory

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

On the 4th day of December, 2017, before me the undersigned Notary Public of the State of County aforesaid, appeared Jennifer 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 a authorized signatory of ~~Ofori & Associates, PC~~, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named 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:~~

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

Mona R Knight
Notary Public

MONA R. KNIGHT NOTARY PUBLIC STATE OF SOUTH CAROLINA

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $185,100.00, 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 5 day of December, 2017.

My Commission Expires: 3/20/18

_____
(Seal)
Notary Public

EMILY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY