CASH DEED FOR TENNESSEE

Bill Garrett Davidson County
Batch# 40023 DEEDWARR
12/20/2017 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $662.30
20171220-0129761

FHA Case Number: 483-324753

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 18 day of December, 2017, by and between Ben Carson, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part and Laziza Abdullaeva, unmarried, 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:

The following two tracts of land located in Davidson County, Tennessee, being more fully described as follows, to-wit:

Tract 1: Being the same property previously conveyed to the Metropolitan Development and Housing Agency, MDHA, by Deed from Richard R. Rooker, Clerk of the Davidson County Circuit Court, executed on June 3, 1999, of record in Book 11512, Page 677, of the Register's Office of Davidson County, Tennessee, And Being Described as Lot number. 20 in the Hanie Central Park Subdivision, a plan of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said 101.

Said Lot number. 20 fronts 50 feet on the Northwise of Glenview Drive and runs back between parallel lines 150 feet to an alley.

Tract 2: Being the same property previously conveyed to the Metropolitan Development and Housing Agency, MDHA, by Deed from Richard R. Rooker, Clerk of the Davidson County Circuit Court, executed on June 3, 1999, of record in Book 11512, Page 677, of the Register's Office of Davidson County, Tennessee, And Being Described as Lot number. 19 in the Hanie Central Park Subdivision, a plan of which is of record in Book 161, Page 116, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Property address: 1003 Glenview Drive, Nashville, TN 37206

Owners Name: Laziza Abdullaeva

Owner's Address: 1003 Glenview Drive, Nashville, TN 37206

Mail Tax Bill to: SAME AS OWNER'S ADDRESS

Parcel No: 093-04-0-103.00 and 093-04-0-104.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 12-20-2017

Being the same property conveyed by Special Warranty Deed from JPMorgan Chase Bank, National Association to The Secretary of Housing and Urban Development, as recorded on the 22nd day of September, 2017 in Instrument No. 20170922-0097616; Quitclaim Deed from The Secretary of Housing and Urban Development to JPMorgan Chase Bank, National Association,

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as recorded on the 12th day of April, 2017 in Instrument No. 20170412-0035624; Special Warranty Deed from JPMorgan Chase Bank, National Association to The Secretary of Housing and Urban Development, as recorded on the 9th day of February, 2017 in Instrument No. 20170209-0013496; Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to JPMorgan Chase Bank, National Association, as recorded on the 26th day of October, 2012 in Instrument No. 20121026-0098154 and Warranty Deed from Vanderbilt Mortgage & Finance, Inc. to Shawn Newsom, a single man, as recorded on the 12th day of November, 2003 in Instrument No. 20031112-0165488, 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 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 KM Minemier & Associates LLC, 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: KM Minemier & Associates LLC

By: _____
Authorized Signatory

State of South Carolina
County of Charleston

On the 18 day of December, 2017, before me the undersigned Notary Public of the State and County, 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 authorized signatory of KM Minemier & Associates LLC, 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: MONA R. KNIGHT
Notary Public-State of South Carolina
My Commission Expires
June 28, 2027

Mona R. Knight
Notary Public

NOTARY PUBLIC OF SOUTH CAROLINA

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 $179,001.00, 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 20 day of December, 2017.

My Commission Expires: 11-8-2021.

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY