Karen Y Johnson Davidson County
Batch# 182663 DEEDWARR
01/10/2019 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190110-0002830

CASH DEED FOR TENNESSEE

FHA Case No. 483-421196

Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

This Indenture, made and entered into this 7th day of January, 2019, by and between Ben Carson, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Nicolas McClain his their heirs and assigns, 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, 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 Davidson, State of Tennessee, to wit:

Being:
Being Lot No.114, on the plan of Hickory View, Section Four, as shown on plat of record in Plat Book 6900, Page 373 in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

FOR MORE INFORMATION PURPOSES ONLY: 709 Ashworth Circle, Nashville, TN 37211

Property Address: 709 Ashworth Cir
Nashville, TN 37211

Owner's Name: Nicolas McClain

Owner's Address: 709 Ashworth Circle

Nashville, TN 37211

Mail Tax Bill to: Nicolas McClain
709 Ashworth Circle Nashville, TN 37211

Parcel No.: 16209015000

THIS DEED IS NOT TO BE IN EFFECT UNTIL: January 9, 2019

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 9, 2019, and recorded at Instrument No. 20180208-0012591 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 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 K.M. 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: K.M. Minemier & Associates, LLC

By: _____
Authorized Signatory

State of South Carolina
County of Charleston

On the 7 day of January, 2019, before me the undersigned Notary Public of the State and County aforesaid, appeared Jamila 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 K.M. Minemier & Associates, LLC, 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

MONA R. KNIGHT NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 06/28/2027

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 $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 9 day of Jan, 2019.

My Commission Expires: 9/25/19

_____
(Seal)
Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019