BILL GARRETT, Davidson County
Trans:T20140027041 DEEDWARR
Recvd: 04/22/14 09:18 2 pgs
Fees:13.00 Taxes:259.00
20140422-0033394

CASH DEED FOR TENNESSEE

FHA Case No. 483-421126

Prepared by & Return to: Broker Title & Escrow, LLC
58 Music Square West
Nashville, TN 37203

Maximum Principal Indebtedness for Tennessee recording tax purposes is $ 70,000.00

This Indenture, made and entered into this 8 day of April, 20 14, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and Skytopia Investments, LLC, a Tennessee Limited Liability Company by Dominique Batson, Member, ,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 of Davidson, State of Tennessee, to wit:

Being: Land in Davidson County, Tennessee, being Lot 8 of Block "DD", on the Revised Map of Fairview Subdivision, of record in Plat Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by deed from Nationwide Trustee Services, Inc., as Substitute Trustee, of record as Instrument No. 20131113-0117061, dated March 14, 2013, said Register's Office.

Property Address:	4019 Cedar Circle Nashville, TN 37218
Owner's Name:	Skytopia Investments, LLC
Owner's Address:	4811 Trousdale Drive, Ste. E Nashville, TN 37220
Mail Tax Bill to:	Skytopia Investments, LLC 4811 Trousdale Drive, Ste. E Nashville, TN 37220
Parcel No.:	058-16-0-014.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: April 8, 2014

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 3/14/2013, and recorded at Instrument No. 20131113-0117061 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 afore described 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 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: _____

By: Jennifer Lee
Authorized Signatory

Jennifer Lee
As HUD's Designated Agent

State of GA
County of Fulton

On the 3rd day of April, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee 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 , said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainers, 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: 3/14/2017

TERRI V JAMES
NOTARY PUBLIC
DEKALB CO., GEORGIA
MY COMMISSION EXPIRES
MAR 14 2017

Notary Public

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 $ 70,000.00, 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 7 day of April, 2013.

My Commission Expires: 11.4.17

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 4, 2017

(Seal)

Notary Public