WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Mindy Hutchison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2012.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/2/2014 Davidson County

Box 13
16794

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stone Peak Capital, LLC	Stone Peak Capital, LLC	13312020600
(NAME)	(NAME)	
1222 Twelve Stone Crossing	SAME	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Travis W. Sullivan Revocable Living Trust, through Travis J.Sullivan, Successor Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stone Peak Capital, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Civil District of Davidson County, Tennessee being Lot No. 48 on the Plat of Greenwood Hills, Section 2 of record in Plat Book 4955, Page 31, said Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 80.00 feet on the easterly margin of Dawn Drive and extends back 190.60 feet on the northerly line and 175.60 feet on the southerly line to a line in the rear on which it measures 57.25 feet

Being the same property conveyed to The Travis W. Sullivan Revocable Living Trust, through Travis J. Sullivan Successor Trustee, by deed of record in Instrument No. 20090324-0026653, Register's Office for Davidson County, Tennessee. The said Travis W. Sullivan having since died leaving Travis J. Sullivan as successor Trustee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 428 Dawn Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120008410 DEEDWARR
Recvd: 02/03/12 10:11 2 pgs
Fees:13.00 Taxes:136.90
20120203-0009894

Witness my hand this 25 day of January, 2012.

The Travis W. Sullivan Revocable Living Trust, through
Travis J.Sullivan, SuccessorTrustee

By: Travis Sullivan Successor Trustee

The Travis W. Sullivan Revocable Living Trust, through
Travis J.Sullivan, SuccessorTrustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25 day of January, 2012, before me, personally appeared Travis J Sullivan as first successor trustee of The Travis W. Sullivan Revocable Living Trust, through Travis J Sullivan, Successor Trustee to me know to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 25th day of January, 2012.

Commission expires:

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public