GSRM Rx44

WARRANTY DEED

AT-20120081

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of July, 2012

(Affix Seal) Notary Public

My Commission Expires: 3-28-15

IVA J. PINKLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 COOL SPRINGS BOULEVARD, SUITE A
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Katherine T. Pullen	Avenue Bank	050.03-0B-052.00 CO
1210 Strawberry Cove	3823 Cleghorn Avenue	
Nashville, TN 37207	Nashville, TN 37215	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stone Peak Capital, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine T. Pullen, unmarried**, hereinafter called the Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 52 on the Plan of Mulberry Downs, Phase 1, of record in Plat Book 7900, pages 84 through 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Stone Peak Capital, LLC from The Bank of New York Mellon, FKA the Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-4 by Special Warranty Deed dated April 12, 2012 and recorded May 3, 2012 in Instrument #20120503-0038112, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1210 Strawberry Cove, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this the 13th day of July, 2012:

Stone Peak Capital, LLC
By: Randy Frase, Owner

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Randy Frase, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner (or other officer authorized to execute the instrument) of Stone Peak Capital, LLC the with in named bargainor, a limited liability company, and that such president or officer as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Owner.

Witness my hand and seal this the 13th day of July, 2012.

NOTARY SIGNATURE
Notary Expires: 6-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120051938 DEEDWARR
Recvd: 07/13/12 16:21 1 pgs
Fees:13.00 Taxes:439.93
20120713-0061945