#6201 Return to:

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

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

AT-20120138

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of October, 2012

(Affix Seal) Notary Public

My Commission Expires: _____

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#:
Mark A. Smith	SWBC Mortgage Corp.	149-05-144.00
4920 Pebble Creek Drive	9311 San Pedro #100	
Antioch, TN 37013	San Antonio TX 78216	

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, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mark A. Smith,*** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* an unmarried man,

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

Being Lot Number 78 on the Plan of Pebble Creek, Section I, as of record in Book 5210, page 72, Register's Office for Davidson County. Tennessee. Said Lot Number 78 fronts 92.50 feet on the southwesterly margin of Pebble Creek Drive and extends back 204.97 feet on the southeasterly line and 194.40 feet on the northwesterly line to a dead line in the rear measuring 80.13 feet thereon.

Being the same property conveyed to Stone Peak Capital, LLC from Wilson & Associates, PLLC, Successor Trustee by Trustee's Deed dated July 31, 2012 and recorded August 2, 2012 in Instrument #20120802-0068579, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 4920 Pebble Creek Drive, Antioch, TN 37013.

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 18th day of October, 2012:

Paul Kazanofski, Member

Stone Peak Capital, LLC
By: Paul Kazanofski, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Paul Kazanofski, 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 Member (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 Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this the 18th day of October, 2012

NOTARY SIGNATURE
Notary Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120079866 DEEDWARR
Recvd: 10/22/12 09:35 1 pgs
Fees:13.00 Taxes:484.70

20121022-0096334