WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

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

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affix Seal)

Notary Public

My Commission Expires: My Commission Expires January 7, 2013

AT-20120140

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#:
JasonLee Dulnagen Paoad	Regions Bank dba Regions Mortgage	041.16-0-076.00
1209 Ewing Creek Drive	2050 Parkway Office Circle	
Nashville, TN 37207	Birmingham, AL 35244	

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**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **JasonLee Dulnagen Paoad, an unmarried man**, 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:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 142, ON THE PLAN OF BELLSHIRE TERRACE, SECTION 1, PHASE 1, OF RECORD IN BOOK 6250, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Stone Peak Capital from The Secretary of Housing and Urban Development by Cash Deed for Tennessee dated July 16, 2012 and recorded July 24, 2012 in Instrument #20120724-0064841, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1209 Ewing Creek Drive, 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.

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

BILL GARRETT, Davidson County
Trans:T20120087603 DEEDWARR
Recvd: 11/16/12 09:06 2 pgs
Fees:13.00 Taxes:360.75

20121116-0105720

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

Paul Kazanofski CEO

Stone Peak Capital
BY: Paul Kazanofski

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 Managing Member (or other officer authorized to execute the instrument) of Stone Peak Capital the with in named bargainor, a limited liability company, and that such president or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Managing Member.

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

NOTARY SIGNATURE
Notary Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY