BILL GARRETT, Davidson County
Trans:T20120095166 DEEDWARR
Recvd: 12/12/12 14:37 2 pgs
Fees:13.00 Taxes:499.13
20121212-0114601

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of December, 2012

Notary Public

(Affix Seal)

My Commission Expires: 6-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-20120166

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#:
Edel Parra Vega	Hamilton Group Funding, Inc.	149.04-0-097.00
2647 Edge-O-Lake Drive	4503 Woodbine Road	
Nashville, TN 37217	Pace, FL 32571	

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 **Edel Parra Vega and Maidelys Castillo Lopez, husband and wife**, 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 Number 536 on the Map of Edge-O-Lake Estates, Section 6, as of record in Book 3700, Page 16, as amended in Book 3950, Page 334, said Register's Office for Davidson County, Tennessee, described as follows: Beginning at an iron pin on the southwest corner margin of Edge-O-Lake Drive being the common corner of Lot Number 536 and Lot Number 535, as recorded in Book 3700, Page 15, Register's Office for Davidson County, thence with the southwest margin of Edge-O-Lake Drive south 50 degrees 55 minutes east 83.19 feet to an iron pin; thence south 39 degrees 05 minutes west 108.46 feet to a concrete monument; thence south 35 degrees 33 minutes west 94.00 feet to a concrete monument; thence with the rear line of Lot 536 north 72 degrees 40 minutes 30 seconds west 95.80 feet to an iron pin; thence with the common line between Lots 536 and 535 north 39 degrees 05 minutes east 237.82 feet to the beginning.

Being the same property conveyed to Stone Peak Capital, LLC from The Secretary of Housing and Urban Development of Washington D.C. by Cash Deed dated August 30, 2012 and recorded September 12, 2012 in Instrument #20120912-0082611 and further conveyed on July 9, 2012 in Instrument #20120709-0059842 and on January 12, 2007 in Instrument #20070119-0007824, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2647 Edge-O-Lake Drive, Nashville, TN 37217.

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 5th day of December, 2012:

Stone Peak Capital, LLC
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, LLC 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 5th day of December, 2012.

NOTARY SIGNATURE
Notary Expires: 6-28-15

