WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1/29/13

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

(Affix Seal)

Notary Public

My Commission Expires: 3/19/2013

AT-20120167

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#:
Joshua T. Stump	New Owner.	108.08-0-083.00
3204 Trails End Lane		
Nashville, TN 37214		

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 **Joshua T. Stump, 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;

Lot No. 241-A of Zone Division of Lots Nos. 107, 241, 242, and 243, section 2, on the Plan of Larchwood Subdivision, as of record in Plan Book 5800, page 195, and amended in Plan Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Stone Peak Capital from Secretary of Housing and Urban Development, of Washington D.C. by Cash for Sale Deed dated June 25, 2012 and recorded July 5, 2012 in Instrument #20120705-0058997, Register's Office Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3204 Trails End Lane, Nashville, TN 37214.

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.

BILL GARRETT, Davidson County
Trans:T20130009498 DEEDWARR
Recvd: 02/04/13 13:41 2 pgs
Fees:13.00 Taxes:273.80

20130204-0011411

Witness my/our hand(s) this the 28th day of January, 2013:

Stone Peak Capital
By: Paul Kazanofski, President/CEO

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 President/CEO (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 President/CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President/CEO.

Witness my hand and seal this the 28th day of January, 2013.

NOTARY SIGNATURE
Notary Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY