WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of February, 2013

(Affix Seal)

Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-20120162

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#:
Gary R. Reid and Bonnie Reid	SAME	149.02-0A-047.00 CO
633 Piccadilly Row		
Antioch, TN 37013		

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 **Gary R. Reid and Bonnie Reid, 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 all of Lot No. 47, on the Final P.U.Q. Plan, Phase I, Piccadilly Square, as shown by plat appearing of record in Plat Book 5200, Pages 720, 721, and 722, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Stone Peak Capital, LLC from Secretary of Housing and Urban Development, Washington, D. C. by Cash Deed dated September 6, 2012 and recorded September 12, 2012 in Instrument #20120912-0082613, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 633 Piccadilly Row, 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.

BILL GARRETT, Davidson County
Trans:T20130017954 DEEDWARR
Recvd: 03/05/13 10:30 2 pgs
Fees:13.00 Taxes:417.73

20130305-0021837

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

Paul Kazanofski

Stone Peak Capital, LLC
By: Paul Kazanofski, Member-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 Member-CEO (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-CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member-CEO.

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

April G. Nichols

NOTARY SIGNATURE
Notary Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY