SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/3/2014
(AFFIX SEAL)

LaTreca McAdoo Notary Public My Comm. Exp. 03/20/2012 State of TENNESSEE Davidson County

BOX 13
15026

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Morgan	Josh Morgan	102-7A-048
(NAME)	(NAME)	
6680 Charlotte Pike # H4	6680 Charlotte Pike #H4	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville Tn 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Stonecrest Income and Opportunity Fund 1, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josh Morgan, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Apartment Unit No. H-4, of West Meade Condominium created under Title 66, Chapter 27, Sections 101 Et Seq., as amended, Tennessee code annotated, and as established by a master deed, of record in Book 5923, Page 704, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said master deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Stonecrest Income and Opportunity Fund 1, LLC, by deed of record in Instrument No. 20091207-0111543, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 6680 Charlotte Pike Apartment H4, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever 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: T20100017735 DEEDWARRSP
Recvd: 03/26/10 11:04 3 pgs
Fees: 18.00 Taxes: 111.00
20100326-0022636

Witness my hand this 19th day of March, 2010.

Stonecrest Income and Opportunity Fund 1, LLC

By: _____
Stonecrest Income and Opportunity Fund 1, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jon Freeman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of Stonecrest Income and Opportunity Fund 1, LLC and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of Stonecrest Income and Opportunity Fund 1, LLC by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 19th day of March, 2010.

Commission expires:

_____
Notary Public

California All-Purpose Acknowledgement

State of California

County of Santa Clara

On March 19, 2010, before me, Huyen Vuong, Notary Public, personally appeared Jon Orville Freeman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Huyen Vuong (notary seal)

Signature of Notary Public

HUYEN VUONG
Commission # 1856710
Notary Public - California
Santa Clara County
My Comm. Expires Jul 4, 2013