RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-30061

BILL GARRETT, Davidson County
Trans:T20160013770 DEEDQC
Recvd: 02/19/16 10:11 4 pgs
Fees:22.00 Taxes:0.00
20160219-0015821

PREPARED BY:
SIDWELL & BARRETT
5107 Maryland Way
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

_____
AFFIANT

Subscribed and sworn to before me this 16 day of February, 2016.

See Attached
NOTARY PUBLIC
My Commission Expires: _____

ADDRESS OF NEW OWNER:

4300 Stevens Creek Blvd Ste 275
San Jose, CA 95129

SEND TAX BILLS TO:
new owner

Map/Parcel:
062000085.00

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, **Stonecrest Income and Opportunity Fund-I, LLC**, Grantor, hereby convey all of its undivided right, title and interest to the hereinafter described property to **Capital Income and Growth Fund, LLC, a California limited liability company**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot 7 on the Plan of Section One, Neeley's Bend Acres, of record in Book 4175, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stonecrest Income and Opportunity Fund-I, LLC by Special Warranty Deed from U.S. Bank National Association as Trustee for the Certificateholders of Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Trough Certificates Series 2007-AMC1, dated March 3, 2014 and recorded March 21, 2014 of record in Instrument Number 20140321-0023571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association as Trustee for the Certificateholders of Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Trough Certificates Series 2007-AMC1 by Substitute Trustees Deed from Arnold M. Weiss, as Substitute Trustee, dated October 1, 2013 and recorded October 08, 2013 of record in Instrument Number 20131008-0105507, Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 16 day of February, 2016.

Stonecrest Income and Opportunity Fund-I, LLC

_____
By: Jon O. Freeman
Its: Managing Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 16 day of February, 20 16, by Jon O. Freeman

_____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

DENISE GONZALEZ
COMM # 2130303
SANTA CLARA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
OCT. 15, 2019

(Seal) Signature _____

STATE OF CA
COUNTY OF Santa Clara

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jon O. Freeman, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the Managing Member of Stonecrest Income and Opportunity Fund-I, LLC. (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 10 day of February, 2016.

See Attached

Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On February 16, 2016 before me, Denise Gonzalez, Notary Public
(insert name and title of the officer)

personally appeared Jon O. Freeman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature Denise Gonzalez (Seal)

DENISE GONZALEZ
COMM # 2130303
SANTA CLARA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
OCT. 15, 2019