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

BILL GARRETT, Davidson County
Trans:T20160013770 DEEDWARR
Recvd: 02/19/16 10:12 4 pgs
Fees:23.00 Taxes:647.50
20160219-0015822

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2016. See Attached Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
K. Thomas Sidwell	NEW OWNER	062000085.00
(NAME)	(NAME)	
121 First Avenue South, Suite 200		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, **Capital Income and Growth Fund, LLC, a California limited liability company** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **K. Thomas Sidwell**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

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 Capital Income and Growth Fund, LLC, a California limited liability company by Deed from Stonecrest Income and Opportunity Fund-I, LLC of record in Instrument No. 20160219-0015821, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 4885, Page 63, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded as Book 4436, Page 488, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special

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 Denise Gonzalez

assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 621 Hidden Acres Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), their heirs and/or 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 hand this 16 day of February, 2016.

Capital Income and Growth Fund, LLC

By: Stonecrest Investments, LLC, a Delaware limited liability company

By: Jon O. Freeman, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 Manager of Stonecrest Investments, LLC who is the Manager of Capital Income and Growth Fund, 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 16 day of February, 2016.

See Attached

Notary Public
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

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.

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

Signature _____ (Seal)