Prepared By & Return to:
Capital Income and Growth Fund, LLC
4300 Stevens Creek Blvd., Suite #275
San Jose, CA 95129

Send Tax Statements to: Grantee.

Bill Garrett Davidson County
Batch# 69170 DEEDWARRSP
03/15/2018 09:51:30 AM 5 pgs
Fees: $28.00 Taxes: $573.50
20180315-0024340

SPECIAL WARRANTY DEED

Dated: **February 13, 2018**

State of **TENNESSEE**

County of **DAVIDSON**

KNOW ALL MEN BY THESE PRESENTS:

THAT **CAPITAL INCOME AND GROWTH FUND, LLC**, whose mailing address is 4300 Stevens Creek Blvd., Suite # 275, San Jose, CA. 95129, for and in consideration of One Hundred Fifty Five Thousand Dollars and No Cents ($155,000.00), to it in hand paid by the party or parties identified below as Grantee hereunder, by these presents does grant, sell, and convey with SPECIAL WARRANT COVENANTS unto **STRATEGIC REALTY FUND, LLC**, whose mailing address is 4300 Stevens Creek Blvd., Suite # 275, San Jose, CA. 95129, all that certain real property situated in City of Nashville, County of Davidson, State of Tennessee, and more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Commonly Known as: **3040 GOODWIN DR, Nashville, TN. 37217**

Prior Recording Info: **5/19/2017, Document # 20170519-0049759**

Parcel Number: **136-13-0-089**

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, their heirs or successors and assigns forever. Grantor covenants with Grantee,

their heirs, assigns and successors, that the granted premises are free from all encumbrance made by the Grantor excepting, current taxes, and other assessments, reservations in patents, and all easement, rights-of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and he does warrant and will defend the same to the Grantee and his heirs or successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed this February 13, 2018, in its name by its representative thereunto authorized.

Capital Income and Growth Fund, LLC, a California Limited Liability Company, by Stonecrest Investments, LLC, Its Manager

By: Jon Freeman
Its: Managing Member, Stonecrest Investments, LLC

A notary public or other office 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 the document.

State of California
County of Santa Clara

On February 13, 2018, before me, Christian Hofmann, Notary Public, personally appeared Jon 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.

C. Hofmann

Signature of Notary Public (notary seal)

CHRISTIAN HOFMANN
COMM. # 2139230
SANTA CLARA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
FEBRUARY 03, 2020

Prepared by:
Jon Freeman; Capital Income and Growth Fund, LLC
4300 Stevens Creek Blvd. #275, San Jose, CA 95129
Phone: 408-557-0700

Exhibit "A"

BEING LOT NO. 2 ON THE PLAN OF SECTION 20-A, EDGE-O-LAKE SUBDIVISION, OF RECORD IN BOOK 5200, PAGE 183, (INADVERTENTLY REFERENCED AS BOOK 5200, PAGE 113 IN WARRANTY DEED RECORDED 200604050038867 AND DEED OF TRUST RECORDED AT 200604050038868), REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. BY QUITCLAIM DEED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF RECORD IN INSTRUMENT NUMBER 20140724-0065849 RECORDED 07/24/2014 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXCEPTING THEREFROM SUCH OIL, GAS, AND OTHER MINERALS IN, ON AND UNDER SAID REAL PROPERTY, TOGETHER WITH ALL RIGHTS IN CONNECTION THEREWITH, AS HAVE PREVIOUSLY BEEN RESERVED BY OR CONVEYED BY OTHERS.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; ALL LEGAL HIGHWAYS; ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS; REAL ESTATE TAXES NOT YET DUE AND PAYABLE; RIGHTS OF ANY TENANTS IN POSSESSION.

PARCEL NUMBER: 136-13-0-089

PROPERTY ADDRESS: 3040 GOODWIN DRIVE, NASHVILLE, TN 37217

True Copy Certification

I, John Handzel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Putnam

Personally appeared before me, DORIS J CLEMONS, a notary public for this county and state, John Handzel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

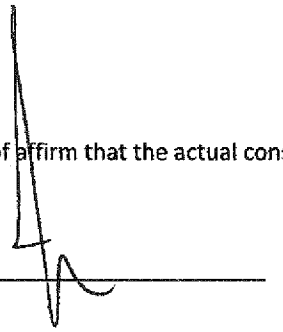
Notary's Signature

My Commission Expires: 4/17/21

Notary' Seal (if on paper)

DORIS J CLEMONS NOTARY PUBLIC PUTNAM COUNTY GA MY COMM. EXPIRES April 17, 2021

I hereby swear of affirm that the actual consideration is $155,000.00



Jon Freeman

Date: 3/14/2018

A notary public or other office 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 the document.

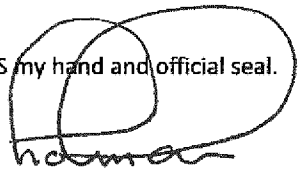
State of California

County of Santa Clara

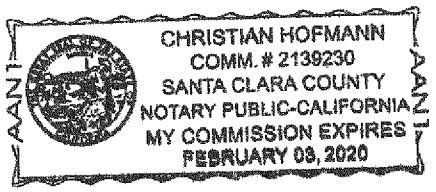
On March 14, 2018, before me, Christian Hofmann, Notary Public, personally appeared Jon Freeman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that 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.



_____ (notary seal)



Signature of Notary Public