Bill Garrett Davidson County
Batch# 119011 DEEDWARR
07/23/2018 07:55:30 AM 4 pgs
Fees: $23.00 Taxes: $939.80
20180723-0071167

RECORDING INFORMATION	STATE OF ~~TENNESSEE~~ California) COUNTY OF Santa Clara) The actual consideration for this transfer or value of property transferred (whichever is greater) is $254,000.00. Affiant Sworn to and subscribed before me this 13th day of July, 2018. See Attached Notary Public My Commission Expires: 1-22-21 (SEAL)
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Tamra A. Lish 3040 Goodwin Drive Nashville, TN 37217	New Owner	136-13-0-089.00

This Indenture is made on the 13th day of July, 2018, by and between **STRATEGIC REALTY FUND, LLC** ("Grantor"), and **TAMRA A. LISH, AN UNMARRIED WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Edge-O-Lake, Section 20-A of record in Plat Book 5200, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Strategic Realty Fund, LLC by Special Warranty deed from Capital Income and Growth Fund, LLC of record in Instrument No. 20180315-0024340 Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on March 15, 2018.

This is improved property known as 3040 Goodwin Drive, Nashville, TN 37217.

This conveyance is being made subject to:

1. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 183, as amended in Book 6359, Page 378, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 5460, Page 269 and Book 5496, Page 697, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 13th day of July, 2018.

GRANTOR:

STRATEGIC REALTY FUND, LLC, a California limited liability company

By: STONECREST REALTY MANAGEMENT, LLC, a California limited liability company
Its: Managing Member

By: _____
Name: Jon O. Freeman
Its: Sole Member

STATE OF California)
COUNTY OF Santa Clara)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Jon O. Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Stonecrest Realty Management, LLC, a California limited liability company, and is authorized by such llc to execute this instrument on its behalf.

Witness my hand, at office, this 11 day of July, 2018.

See Attached
_____
Notary Public

My Commission Expires: 1-27-21

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 11 day of July, 2018, by Jon O. Freeman,

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

PAOLA M. PADILLA
Notary Public – California
Santa Clara County
Commission # 2181564
My Comm. Expires Jan 27, 2021

(Seal)

Signature

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/9/19

