

When Recorded Return To:  
Orion Financial Group, Inc.  
2860 Exchange Blvd. Ste. 100  
Southlake, TX 76092

**Prepared By:**

Stonecrest Income and Opportunity Fund I, LLC  
4300 Stevens Creek Blvd., Suite #275  
San Jose, CA 95129

Send Tax Statements to: Grantee.

Connie E. Gunnett, Register  
Montgomery County Tennessee  
Rec #: 330560 Instrument #: 1047051  
Rec'd: 20.00 Recorded  
State: 46.88 6/1/2015 at 8:00 AM  
Clerk: 1.00 in Volume  
Other: 2.00 1621  
Total: 69.88 Pgs 1884-1887

**SPECIAL WARRANTY DEED**

Dated: April 7, 2015

State of **TENNESSEE**

County of **MONTGOMERY**

PIN # 079E B 007.00 000

Orion Financial Group Inc.



COLONIAL IMPACT FUND,

CIFII/SWD/SIF004/OPD

\*15045761\*

KNOW ALL MEN BY THESE PRESENTS:

THAT **STONECREST INCOME AND OPPORTUNITY FUND I, LLC**, whose mailing address is 4300 Stevens Creek Blvd., Suite # 275, San Jose, CA. 95129, for and in consideration of **TWELVE THOUSAND SIX HUNDRED SEVENTY AND 05/100 DOLLARS (\$12,670.05)**, 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 WARRANTY COVENANTS** unto **COLONIAL IMPACT FUND-II, LLC A DELAWARE LIMITED LIABILITY COMPANY BY ITS MANAGER COLONIAL CAPITAL MANAGEMENT, LLC**, whose mailing address is 520 Silicon Dr., Suite 110 Southlake, TX 76092, all that certain real property situated in City of Clarksville, County of Montgomery, State of Tennessee, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Commonly Known as: **1304 MOSS ROSE RD, CLARKSVILLE, TN. 37040**

Prior Recording Info: **3/11/2013, B:1497 P:32**

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 4/7/15, in its name by its representative thereunto authorized.

Stonecrest Income and Opportunity Fund I,  
LLC, a California Limited Liability Company,  
by Stonecrest Managers, Inc., Its Manager

By: Jon Freeman

Its: President, Stonecrest Managers, Inc.

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

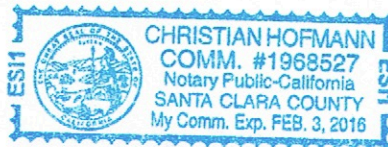
On April 7, 2015, before me, Christian Hofmann, Notary Public, personally appeared Jon Freeman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that 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.

Signature of Notary Public

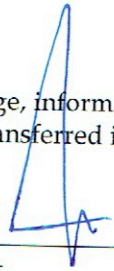
(notary seal)





## CERTIFICATE OF CONSIDERATION

I, or we, hereby swear or affirm to the best of Affiants knowledge, information, and belief that the actual consideration for the transfer or value of this property transferred is \$12,670.05.

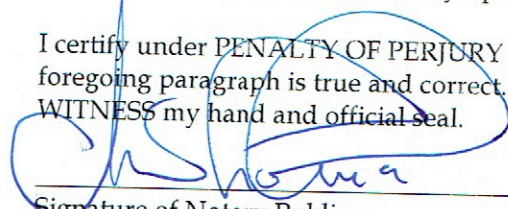
  
\_\_\_\_\_  
Affiant

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.

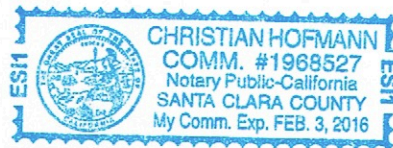
State of California  
County of Santa Clara

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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 of Notary Public

(notary seal)



**EXHIBIT "A"**

**PROPERTY LOCATED IN THE COUNTY OF MONTGOMERY, TENNESSEE:  
CERTAIN REALTY SITUATED IN THE TWELFTH CIVIL DISTRICT OF  
MONTGOMERY COUNTY, TENNESSEE, AND BOUNDED AND  
DESCRIBED AS FOLLOWS:**

**LOT NO. 10 ON THE PLAN OF HAPPY HOLLOW SUBDIVISION AS  
SHOWN BY PLAT OF RECORD IN PLAT BOOK 3, PAGE 50, PLAT 58, IN  
THE REGISTER'S OFFICE FOR MONTGOMERY COUNTY, TENNESSEE.  
BEING THE SAME PROPERTY CONVEYED TO GLENDON TEASLEY AND  
WIFE, CHENOLIAH J. TEASLEY, BY DEED DATED JUNE 21, 1980 OF  
RECORD IN VOLUME 301, PAGE 1071, IN THE REGISTER'S OFFICE OF  
MONTGOMERY COUNTY, TENNESSEE. THIS IS IMPROVED PROPERTY  
KNOWN AS 1304 MOSS ROSE ROAD, CLARKSVILLE TENNESSEE 37040  
(A/K/A 1304 MOSSROSE ROAD, CLARKSVILLE, TENNESSEE 37040).**