

Recording requested by:
Katharine Burkhalter, Attorney at Law retained by:
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

and when recorded, please return this deed to:
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

This instrument was prepared by (name and
address:

M. E. Wileman
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

Above reserved for official use only

SPECIAL WARRANTY DEED

Parcel Identification Number: Parcel ID No.: 02102400011

THE GRANTOR: COLONIAL IMPACT FUND II, LLC whose address is 520 Silicon Dr., Ste. 110, Southlake, TX 76092 County of Shelby, State of Tennessee FOR A VALUABLE CONSIDERATION, in the amount of \$ 23,360.00 in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS to IDEAL ASSET SOLUTIONS ("Grantee"), whose address is 3026 ROAD 115, SIDNEY, NE 69162, County of Shelby, State of Tennessee the following tract of land in the County of Shelby, State of Tennessee with the following legal description:

SEE ATTACHED EXHIBIT A

Property Address: 1100 GREENLAW AVE, MEMPHIS, TN 38105

Prior deed reference: RECORDED ON _____ INSTRUMENT#: _____

AND I WARRANT the title against all persons claiming under me.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.



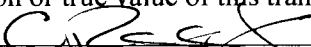
IDEAL ASSET SOLUTIONS PAS *15143572*

15143572

TN Shelby

2015062902
CIFII/SWD/FBC

RETURN TO: Katharine Burkhalter, Attorney at Law retained by:
Orion Financial Group, Inc.
2860 Exchange Blvd., Suite 100
Southlake, TX 76092

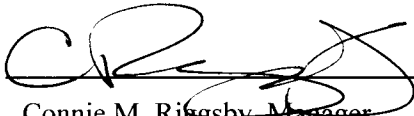
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$48,500.00 Affiant, Connie M. Riggsby. Affiant 

State of Texas County of Tarrant

On this 05/04/2016, before me personally appeared Connie M. Riggsby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

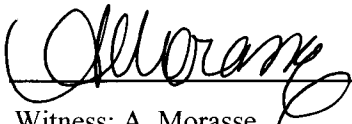
Notary Public, Janell Junkin
My commission expires: August 19, 2019

EXECUTED this 05/04/2016
COLONIAL IMPACT FUND II, LLC
By its Manager Colonial Capital Management, LLC




Connie M. Riggsby, Manager





Witness: A. Morasse

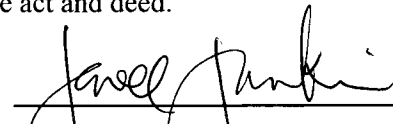


Witness: T. Davis

State of Texas County of Tarrant

On this 05/04/2016, before me personally appeared Connie M. Riggsby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.





Notary Public, Janell Junkin
My commission expires: August 19, 2019

MAIL TAX STATEMENTS TO:
IDEAL ASSET SOLUTIONS
3026 ROAD 115, SIDNEY, NE 69162
PROPERTY OWNER:
IDEAL ASSET SOLUTIONS
3026 ROAD 115, SIDNEY, NE 69162

15143572

2015062902

TN Shelby

CIFII/SWD/FBC

Exhibit A

LEGAL DESCRIPTION:

THE FOLLOWING REAL ESTATE SITUATED AND LOCATED IN SHELBY COUNTY, TENNESSEE, TO-WIT:

LOT #123, SECTION E, SPEEDWAY TERRACE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6, PAGES 111 AND 112, IN THE REGISTERS OFFICE OF SHELBY COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED FROM HARBOUR HIGH YIELD FUND, LLC, TO ROCKTOP PARTNERS I, LP, BY DEED RECORDED JANUARY 21, 2015, IN INSTRUMENT NUMBER 15006069, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

PROPERTY: 1100 GREENLAW AVENUE, MEMPHIS, TN 38105
PARCEL ID NO.: 02102400011

15143572

Shelby County, TN

CIFII/SWD/FBC

AFFIDAVIT OF PROPERTY VALUE

<p>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)</p> <p>Primary Parcel: <u>02</u> - <u>1024</u> - <u>0</u> - <u>0011</u> <small>BOOK MAP PARCEL SPLIT LETTER</small></p> <p>Does this sale include any parcels that are being split / divided? Check one: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>How many parcels, other than the Primary Parcel, are included in this sale? <u>0</u></p> <p>Please list the additional parcels below (no more than four):</p> <p>(1) _____ (3) _____ (2) _____ (4) _____</p>	<p>9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank</p> <p>(a) County of Recordation: _____ (b) Docket & Page Number: _____ (c) Date of Recording: _____ (d) Fee / Recording Number: _____</p> <p>Validation Codes: (e) ASSESSOR _____ (f) DOR _____</p> <hr/> <p style="text-align: center;">ASSESSOR'S USE ONLY</p> <p>Verify Primary Parcel in Item 1: _____ - _____ - _____</p> <p>Use Code: _____ Full Cash Value: \$ _____</p>
<p>2. SELLER'S NAME AND ADDRESS: <u>Colonial Impact Fund II, LLC</u> <u>520 Silicon Drive Suite 110</u> <u>Southlake, TX 76092</u></p> <p>3. (a) BUYER'S NAME AND ADDRESS: <u>Ideal Asset Solutions</u> <u>3026 Road 115</u> <u>Sidney, NE 69162</u></p> <p>(b) Are the Buyer and Seller related? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, state relationship: _____</p> <p>4. ADDRESS OF PROPERTY: <u>1100 Greenlaw Ave, Memphis, TN 38105</u></p> <p>5. MAIL TAX BILL TO: <u>Ideal Asset Solutions</u> <u>3026 Road 115</u> <u>Sidney, NE 69162</u></p> <p>6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box</p> <p>a. <input type="checkbox"/> Vacant Land f. <input type="checkbox"/> Commercial or Industrial Use b. <input checked="" type="checkbox"/> Single Family Residence g. <input type="checkbox"/> Agricultural c. <input type="checkbox"/> Condo or Townhouse h. <input type="checkbox"/> Mobile or Manufactured Home d. <input type="checkbox"/> 2-4 Plex i. <input type="checkbox"/> Other Use; Specify: _____ e. <input type="checkbox"/> Apartment Building</p>	<p>10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):</p> <p>a. <input type="checkbox"/> Warranty Deed d. <input type="checkbox"/> Contract or Agreement b. <input checked="" type="checkbox"/> Special Warranty Deed e. <input type="checkbox"/> Quit Claim Deed c. <input type="checkbox"/> Joint Tenancy Deed f. <input type="checkbox"/> Other: _____</p> <p>11. SALE PRICE: \$ <u>23,360</u> 00</p> <p>12. DATE OF SALE (Numeric Digits): <u>05</u> / <u>2016</u> <small>Month Year</small> (For example: 03 / 05 for March 2005)</p> <p>13. DOWN PAYMENT: \$ <u>0</u> 00</p> <p>14. METHOD OF FINANCING:</p> <p>a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) b. <input type="checkbox"/> Exchange or trade c. <input type="checkbox"/> Assumption of existing loan(s) d. <input type="checkbox"/> Seller Loan (Carryback)</p> <p>e. <input type="checkbox"/> New loan(s) from financial institution: (1) <input type="checkbox"/> Conventional (2) <input type="checkbox"/> VA (3) <input type="checkbox"/> FHA f. <input type="checkbox"/> Other financing; Specify: _____</p> <p>15. PERSONAL PROPERTY (see reverse side for definition):</p> <p>(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (b) If Yes, provide the dollar amount of the Personal Property: \$ _____ 00 AND briefly describe the Personal Property: _____</p> <p>16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____</p> <p>17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone): <u>Doreen Holley (Orion Financial Group, Inc.)</u> <u>2860 Exchange Blvd #100</u> <u>Southlake, TX 76092</u> Phone <u>817-424-1175</u></p> <p>18. LEGAL DESCRIPTION (attach copy if necessary): <u>See Attached Exhibit "A"</u></p>

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

<p>Signature of Seller/Agent: <u>Connie Riggsby</u></p> <p>State of <u>Texas</u>, County of <u>Tarrant</u></p> <p>Subscribed and sworn to before me on this <u>4th</u> day of <u>May</u>, 20<u>16</u></p> <p>Notary Public: <u>JANELL JUNKIN</u></p> <p>Notary Expiration Date: <u>August 19, 2019</u></p>	<p>Signature of Buyer/Agent: _____</p> <p>State of _____, County of _____</p> <p>Subscribed and sworn to before me on this _____ day of _____, 20____</p> <p>Notary Public: _____</p> <p>Notary Expiration Date: _____</p>
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