Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this 5th day of November, 2019

Notary Public
My commission expires: 7-6-2020

Karen Johnson Davidson County
Batch# 314843 DEEDWARR
11/13/2019 10:23:06 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20191113-0116920

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Ferguson Ave Development, LLC 1514 Ferguson Ave Nashville, TN 37212	Bell Rock Income Fund 1, LLC 6628 E. Baseline Rd ste 101 Mesa, AZ 85206	117-08-0-125.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dorothy Nelson and Michael Nelson and James Wood and Millicent Elaine Wood and Willie Rhynes and Catherine Rhynes,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ferguson Ave Development, LLC, a Tennessee limited liability company** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 10.5 feet of Lot No. 155 and the westerly 39.8 feet of Lot No. 154 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy Nelson by Warranty Deed from Kenneth M. McKay and Gloria McKay Maryland dated August 15, 1991 of record in Book 8422, page 130, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Michael Nelson, James Wood and Willie Rhynes, as joint tenants with right of survivorship, by Quitclaim Deed from Dorothy Nelson, unmarried, and retaining a life estate to herself, dated May 6, 2009 of record as Instrument No. 20090508-0042526, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1514 Ferguson Ave, Nashville, TN 37212

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and 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 the 5th day of November, 2019.

Dorothy Nelson

Millicent Elaine Wood

Michael Nelson

Willie Rhynes

James Wood

Catherine Rhynes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Nelson, Michael Nelson, James Wood and Millicent Elaine Wood, and Willie Rhynes and Catherine Rhynes,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of November, 2019.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2019096399

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD