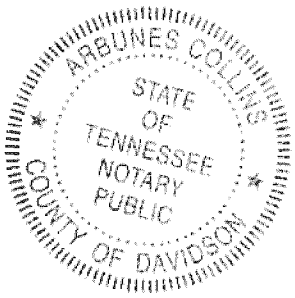
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-4-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hensley Group, LLC	BELL ROCK INCOME FUND 1, LLC,	082 12 0 170.00
(NAME)	(NAME)	
604 Mcferrin Ave.	6628 E. Baseline Rd. Ste 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Mesa, AZ 85206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cheyenne Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hensley Group, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot #3 on the Plan of F. O. Beazley's Subdivision of the Vaughn Tract, as of record in Plan Book 2, page 105, Chancery Court of said County, to which plat reference is hereby made for a more complete description thereof.

Said lot #3 fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Bell and Carl A. Hooks by Warranty Deed from Calvin A. Buchman and wife, Libby S. Buchman dated July 13, 1979 and recorded July 18, 1979 in Book 5467, Page 102, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Bell by Quitclaim Deed from Carl A. Hooks and wife, Brenda Hooks dated June 06, 1985 and recorded June 12, 1985 in Book 6579, Page 703, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Cheyenne Investments, LLC a Tennessee limited liability company by Warranty Deed from Robert Bell, Brenda Hooks, Donald Bell, Anita White, Annetta Bell, Anthony Bell, John Perkins, Valencia Perkins and Darryl Crook the Heirs at Law of Mary Bell dated December 14, 2019 and recorded December 17, 2019 as Instrument No. 20191217-0130160, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-1913236FC

Karen Johnson Davidson County
Batch# 334577 DEEDWARR
12/26/2019 11:52:30 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20191226-0133174

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 604 Mcferrin Ave., Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 our hands this 23 day of December 2019

Cheyenne Investments, LLC

BY: _____
Jacob Alsup
Sole Member

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob Alsup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member and is authorized to execute the instrument on behalf of Cheyenne Investments, LLC, the within named bargainor, and that he as such authority executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as sole member.

Witness my hand and official seal, this the 23rd of December, 2019.

_____
Notary Public

My Commission Expires: 1-4-21

(SEAL)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: MFR-1913236FC

True Copy Certification

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

_____

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county a state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____

My Commission Expires: 7/22/2022

Notary Seal (if on paper)