Karen Johnson Davidson County
Batch# 395570 DEEDWARR
05/04/2020 04:03:30 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20200504-0046538

2441-20

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

A-CT-20-1826

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Davis and Christy Reed	Mortgage Investors Group	
(NAME) **1826 Owen Street**	(NAME) 8320 East Walker Spring Lane	081-07-4I-002.00
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BELL ROCK INCOME FUND 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM DAVIS, AN UNMARRIED MAN, AND CHRISTY REED, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITHOUT RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of THE ARIAS AT 1829, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE ARIAS AT 1829, a Horizontal Property Regime, of record in Instrument No. 20180406-0032798, as amended in Instrument No. 20180411-0034211 and Instrument No. 20180412-0034484, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the property conveyed to Bell Rock Income Fund 1, LLC, a Delaware limited liability company by Successor Trustee's Deed from Robert J. Notestine, III, Successor Trustee, of record in Instrument No. 20191003-0101139, in the Register's Office of Davidson County, Tennessee, dated September 30, 2019 and recorded October 3, 2019.

This conveyance is subject to:

- County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. H. Steir's Addition, as recorded in Plat Book 332, Page(s) 82.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180406-0032798 as amended in Instrument No. 20180411-0034211 and Instrument No. 20180412-0034484.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1826 Owen Street, Nashville, Tennessee 37208**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 29 DAY OF APRIL, 2020.

Bell Rock Income Fund 1, LLC

BY: Lincoln Gardner
Lincoln Gardner
Manager

STATE OF Arizona
COUNTY OF maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINCOLN GARDNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of Bell Rock Income Fund 1, LLC, a Delaware limited liability company the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 of April, 2020.

Jessica Eckhout
Notary Public
My Commission Expires: Dec 17, 2021
(SEAL)

OFFICIAL SEAL
JESSICA ECKHOUT
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Comm. Expires Dec. 17, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed 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.

Ernest D Bennett III
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020