WARRANTY DEED

Karen Johnson Davidson County
Batch# 428215 DEEDWARR
06/29/2020 02:57:19 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20200629-0070302

O-KW-20-1829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Brittney Sceals and Albert Ryan Khuri	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**081-07-4I-001.00-CO**
1829 10th Avenue North	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Chicago, IL 60613**	
(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 **BRITTNEY SCEALS AND ALBERT RYAN KHURI, WIFE AND HUSBAND** 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:

Land in Davidson County, Tennessee, Unit A, The Arias at 1829, as shown in the Declaration of Covenants, Conditions and Restrictions for The Arias at 1829, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180406-0032798, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Bell Rock Income Fund 1, LLC, a Delaware limited liability company by Successor Trustee's deed from Pichoslap Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20191003-0101139 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 3, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 82, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180406-0032798, as corrected by Scrivener's Affidavit of record in Instrument No. 20180411-0034211, Amended in Instrument No. 20180412-0034484, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20180419-0036859, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1829 10th Avenue North, 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 22 DAY OF JUNE, 2020.

Bell Rock Income Fund 1, LLC, a Delaware limited liability company

BY: _____
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 22nd day of June, 2020.

_____
Notary Public

My Commission Expires:
Dec 17, 2021

Jessica Eckhout
Notary Public
Maricopa County, Arizona
My Comm. Expires 12-17-21
Commission No. 537670

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