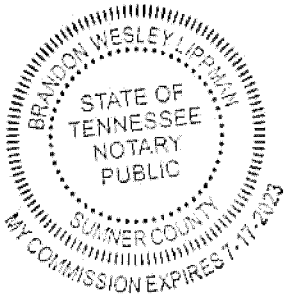
WARRANTY DEED

Karen Johnson Davidson County
Batch# 508901 DEEDWARR
11/04/2020 01:39:30 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20201104-0129324



STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Medsource Property Group Inc.	Bell Rock Income Fund 1, LLC, a Delaware LLC	Parcel ID: 106 16 0 041.00
(NAME) 1849 Madison St	(NAME) 6628 E. Baseline Rd. Ste 101	
(ADDRESS) Clarksville, TN 37043-4903	(ADDRESS) 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, **Jon J. Tucci, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Medsource Property Group Inc.**, 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 No. 16 on the Plan of Hill-N-Dale Acres, of record on Plat Book 2900, pages 33 and 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Jon J. Tucci, unmarried, by Warranty Deed from Miriam G. Tallent, unmarried, of record in Instrument No. 20030605-0077716, in the Register's Office for Davidson County, Tennessee, dated May 27, 2003 and recorded on June 5, 2003.

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 424 Hollydale Drive, Nashville, TN 37217

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 27 day of OCTOBER 2020

Jon J. Tucci

STATE OF FLORIDA

COUNTY OF Leon

I, the undersigned, a Notary Public for the County of Leon and State of FLORIDA, do hereby certify that Jon J. Tucci, an unmarried man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of October, 2020.

Notary Public Wesley Lynn Funk

My Commission Expires: Oct 17, 2022

WESLEY LYNN FUNK
Notary Public - State of Florida
Commission # GG 266853
My Comm. Expires Oct 17, 2022
Bonded through National Notary Assn.

(SEAL)

True Copy Certification

I, Tameika Jones, do hereby make the 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 copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MTJ-2014006BSO