BILL GARRETT, Davidson County
Trans:T20140024311 DEEDWARRSP
Recvd: 04/10/14 12:48 6 pgs
Fees:33.00 Taxes:6003.83
20140410-0030088

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,622,657.16

AFFIANT

Subscribed and sworn to before me, this 9th day of April 2014.

NOTARY PUBLIC

ERICA MARTINEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 3, 2016

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
BMCH Tennessee, LLC c/o UCP, Inc. 99 Almaden Boulevard, Suite 400 San Jose CA 95113	SAME	See Ex. A

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CITIZENS HOMES, INC., a Delaware corporation** ("Grantor") does hereby bargain, sell, transfer and convey unto **BMCH TENNESSEE, LLC**, a Delaware limited liability company ("Grantee") its successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

See Exhibit A attached hereto

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **BMCH TENNESSEE, LLC**, its successors and assigns, forever.

AND **CITIZENS HOMES, INC.** does hereby covenant with the said **BMCH TENNESSEE, LLC** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters shown on Exhibit B attached hereto to which this conveyance is subject.

AND **CITIZENS HOMES, INC. does** further covenant and bind itself, its successors, and assigns to warrant and forever defend the title to said land to the said **BMCH**

TENNESSEE, LLC, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise and except as to matters to which this conveyance is subject.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 9 day of April, 2014.

CITIZENS HOMES, INC.

By: _____

David Hughes, Division President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **David Hughes**, 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 **Division President** of **CITIZENS HOMES, INC**., a Delaware corporation, the within named bargainor, and that he as such **Division President** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as **Division President**.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of April, 2014.

Rebecca K. White

Notary Public
My Commission Expires: 3/22/16

REBECCA K. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A
PROPERTY DESCRIPTION

Exhibit A
Legal Description:

Harvest Grove Lots:

1. Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Harvest Grove, Section on (formerly Tillman), a Planned Unit Development of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description thereof.
   Being the same property conveyed to Citizens Homes, Inc. by deed from Craighead Development, LLC by deed of record Instrument No. 20131101-0113331, Register's Office for Davidson County, Tennessee.
2. Land in Davidson County, Tennessee, being Lot No. 5 on the Final Plat of Harvest Grove, Section on (formerly Tillman), a Planned Unit Development of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description thereof.
   Being the same property conveyed to Citizens Homes, Inc. by deed from Craighead Development, LLC by deed of record Instrument No. 20110124-0006411, Register's Office for Davidson County, Tennessee.
3. Land in Davidson County, Tennessee, being Lot No. 58 on the Final Plat of Harvest Grove, Section on (formerly Tillman), a Planned Unit Development of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description thereof.
   Being the same property conveyed to Citizens Homes, Inc. by deed from Craighead Development, LLC by deed of record Instrument No. 20131202-01122312, Register's Office for Davidson County, Tennessee.
4. Land in Davidson County, Tennessee, being Lot No. 66 on the Final Plat of Harvest Grove, Section on (formerly Tillman), a Planned Unit Development of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description thereof.
   Being the same property conveyed to Citizens Homes, Inc. by deed from Craighead Development, LLC by deed of record Instrument No. 20131202-0122306, Register's Office for Davidson County, Tennessee.

Cooks Landing Lots:

1. Land in Davidson County, Tennessee, being Lot No. 6 on the Final Plat of Cook's Landing Subdivision, of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Citizens Homes, Inc. by deed from Cook's Landing by deed of record Instrument No. **20140404-0028092**, Register's Office for Davidson County, Tennessee.

2. Land in Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Cook's Landing Subdivision, of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
   Being the same property conveyed to Citizens Homes, Inc. by deed from Cook's Landing by deed of record Instrument No. **20140404-0028103**, Register's Office for Davidson County, Tennessee.
3. Land in Davidson County, Tennessee, being Lot No. 10 on the Final Plat of Cook's Landing Subdivision, of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
   Being the same property conveyed to Citizens Homes, Inc. by deed from Cook's Landing by deed of record Instrument No. 20140404-0028128, Register's Office for Davidson County, Tennessee.
4. Land in Davidson County, Tennessee, being Lot No. 21 on the Final Plat of Cook's Landing Subdivision, of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
   Being the same property conveyed to Citizens Homes, Inc. by deed from Cook's Landing by deed of record Instrument No. 20131010-0106330, Register's Office for Davidson County, Tennessee.
5. Land in Davidson County, Tennessee, being Lot No. 33 on the Final Plat of Cook's Landing Subdivision, of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
   Being the same property conveyed to Citizens Homes, Inc. by deed from Cook's Landing by deed of record Instrument No. 20140113-0003138, Register's Office for Davidson County, Tennessee.
6. Land in Davidson County, Tennessee, being Lot No. 34 on the Final Plat of Cook's Landing Subdivision, of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
   Being the same property conveyed to Citizens Homes, Inc. by deed from Cook's Landing by deed of record Instrument No. 20130531-0055082, Register's Office for Davidson County, Tennessee.
7. Land in Davidson County, Tennessee, being Lot No. 37 on the Final Plat of Cook's Landing Subdivision, of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
   Being the same property conveyed to Citizens Homes, Inc. by deed from Cook's Landing by deed of record Instrument No. 20131204-0123425, Register's Office for Davidson County, Tennessee.

EXHIBIT B

TITLE EXCEPTIONS

Exceptions applicable only to Harvest Grove lots:

1. The Plan of record in Instrument No. 20060726-0090037, amended in Instrument No. 200611116-0142300, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. Declaration of Covenants, Conditions and Restrictions and By-Laws of Harvest Grove, of record in Instrument No. 20060628-0077382, Register's Office for Davidson County, Tennessee and Charter of Harvest Grove Homeowners' Association, Inc. of record in Instrument No. 20060519-0059378, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20040707-0080492, Register's Office for Davidson County, Tennessee.

4. Easements to Tennessee Telephone Company, of record in Instrument No. 2060707-0081730 and in Instrument No. 20060707-0081731, and Release of Public Utility Easement, of record in Instrument No. 20070306-0027599, Register's Office for Davidson County, Tennessee.

5. Perpetual Easement for entrance sign of record in Instrument No. 20070220-0020794, Register's Office for Davidson County, Tennessee.

Exceptions applicable only to Cooks Landing lots:

6. All matters shown on the Plat of record in Instrument Number 20110510-0035834, Register's Office for Davidson County, Tennessee.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20111215-0097520, 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) related to handicap but does not discriminate against handicapped persons.

8. Inspection and Maintenance Agreement for Stormwater Management Facilities, of record in Instrument Number 20070712-0082836, Register's Office for Davidson County, Tennessee.

9. Letter from Metro Government of Nashville and Davidson County, Tennessee, of record in Book 5665, Page 843, Register's Office for Davidson County, Tennessee.

10. Charter for Cooks Landing Homeowners Association Inc. of record in Instrument Number 20130904-0093368 and Quitclaim Deed for open space of record in Instrument Number 20130913-0096776, said Register's Office.

Property tax information

Lot/subdivision	Address	Map and parcel	2013 taxes	Est. 2014 taxes
Lot 4 Harvest Grove	405 SKYGAP CT ANTIOCH, Davidson County, TN 37013	**164 07 0A 004.00 CO**	$304.11	$304.11
Lot 5 Harvest Grove	409 SKYGAP CT ANTIOCH, Davidson County, TN 37013	**164 07 0A 005.00 CO**	$1703.01	$1703.01
Lot 58 Harvest Grove	1553 ROCKGLADE RUN, ANTIOCH, Davidson County, TN 37013	**164 07 0A 058.00 CO**	$304.11	$304.11
Lot 66 Harvest Grove	1540 ROCKGLADE RUN, ANTIOCH, Davidson County, TN 37013	**164 07 0A 066.00 CO**	$304.11	$304.11
Lot 21 Cooks Landing	3057 COOKS LANDING CT, HERMITAGE, Davidson County, Tennessee 37076	**109 08 0A 021.00 CO**	$500.31	$500.31
Lot 33 Cooks Landing	3120 COOKS Court, HERMITAGE, Davidson County, Tennessee 37076	**109 08 0A 033.00 CO**	$500.31	$500.31
Lot 34 Cooks Landing	3113 COOKS Court, HERMITAGE, Davidson County, Tennessee 37076	**109 08 0A 034.00 CO**	$1310.61	$1310.61
Lot 37 Cooks Landing	3021 COOKS LANDING CT, HERMITAGE, Davidson County, Tennessee 37076	**109 08 0A 034.00 CO**	$500.31	$500.31
Lot 6 Cooks Landing	3028 COOKS LANDING CT, HERMITAGE, Davidson County, Tennessee 37076	**109 08 0A 006.00 CO**	$500.31	$500.31
Lot 7 Cooks Landing	3032 COOKS LANDING CT, HERMITAGE, Davidson County, Tennessee 37076	**109 08 0A 007.00 CO**	$500.31	$500.31
Lot 10 Cooks Landing	3044 COOKS LANDING CT, HERMITAGE, Davidson County, Tennessee 37076	**109 08 0A 010.00 CO**	$500.31	$500.31