G-25535-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029447 DEEDWARR
Recvd: 04/30/14 12:05 2 pgs
Fees:13.00 Taxes:1315.89
20140430-0036260

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,645.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2014.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Samantha A. CopelandErik S. Hiser	**Franklin Synergy Bank**	**Map109-08-0-A, Parcel 037.00CO**
3101 Cooks Court	**722 Columbia Avenue**	
Hermitage, TN 37076	**Franklin, TN 37064**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BMCH Tennessee, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samantha A. Copeland and Erik S. Hiser, wife and husband

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. 37 on the Final Plat of Cooks Landing Subdivision, a Planned Unit Development, as 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 legal description thereof.

Being part of the property conveyed to BMCH Tennessee, LLC, a Delaware limited liability company by Special Warranty Deed from Citizens Homes, Inc., a Delaware corporation, dated April 9, 2014, of record in Instrument No. 20140410-0030088, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Citizens Homes, Inc., a Delaware corporation by Deed from Cook's Landing, a Tennessee general Partnership, dated November 26, 2013, of record in Instrument No. 20131204-0123425, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the following exceptions:
(1) The Plan of record in Instrument No. 20110510-0035834, 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 for Cooks Landing, of record in Instrument No. 20111215-0097520, Register's Office for Davidson County, Tennessee.
(3) Charter of Cook's Landing Homeowners Association, Inc., of record in Instrument No. 20130904-0093368, Register's Office for Davidson County, Tennessee.
(4) Conveyance of common area to Cook's Landing Homeowners Association, Inc., of record in Instrument No. 201309130096776, Register's Office for Davidson County, Tennessee.
(5) Metro Letter as to sewage soil absorption system of record in Book 5665, Page 843, Register's Office for Davidson County, Tennessee.
(6) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070712-0082836, Register's Office for Davidson County, Tennessee.
(7) Taxes for 2013 which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3101 Cooks Court, Hermitage, TN 37076**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 28th day of April, 2014.

BMCH Tennessee, LLC, a Delaware limited liability company

By: _____

David L. Hughes, Nashville Division President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David L. 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 **Nashville Division President** of **UCP, LLC,** a Delaware limited liability company (the "UCP"), and who further acknowledged the UCP to be the sole Member of **BMCH Tennessee, LLC,** the within named bargainor, a Delaware limited liability company, and that he as such Nashville Division President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the UCP by himself as such **Nashville Division President,** said UCP signing as sole Member.

Witness my hand, at office at Nashville, Tennessee, this **28th** day of **April, 2014.**

_____

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY