Box 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *330 Commerce Street, Suite 110* *Nashville, TN 37201* *(615) 256-9999* ***File No. 27479SP***	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $1,242,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2014.* *Notary Public* *My commission expires:* 8-9-15

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015
STATE OF TENNESSEE

Name and Address of New Owner:

BMCH Tennessee, LLC
7979 Ivanhoe Avenue, Suite 300
La Jolla, CA 92037-4506

BILL GARRETT, Davidson County
Trans:T20140042077 DEEDWARRSP
Recvd: 06/13/14 14:56 3 pgs
Fees:18.00 Taxes:4595.40
20140613-0051957

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

Brookshine Port, Grovedale Trace
and Highwater Drive (Lots Nos. 72-103
and 155-168, Harvest Grove,
Section Two)
Antioch, Tennessee

Map and Parcel:

P/O 164-085

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and

valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **OLE SOUTH/CRAIGHEAD JOINT VENTURE,** a Tennessee joint venture, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **BMCH TENNESSEE, LLC,** a Delaware limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 72-103 and 155-168, inclusive, as shown on plat for Harvest Grove, Section Two, of record as Instrument No. 20140529-0046065 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ole South/Craighead Joint Venture by Special Warranty Deed from Avenue Bank of record as Instrument No. 20140502-0037446, as corrected by Scrivener's Affidavit of record as Instrument No. 20140515-0041794, both in the Register's Office for Davidson County, Tennessee.

This is unimproved property located on Brookshine Port, Grovedale Trace and Highwater Drive, Antioch, Davidson County, TN 37076.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County real property taxes for 2014 which have been prorated between the parties and will be paid by Grantor.

2. All matters shown on Plat of record as Instrument No. 20140529-0046065 in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Harvest Grove of record as Instrument No. 20060628-0077382 in the Register's Office for Davidson County, Tennessee.

4. Charter of Harvest Grove Homeowners Association, Inc. of record as Instrument No. 20060519-0059378 in said Register's office and at Filing No. 5785-1432 in the Office of the Tennessee Secretary of State.

5. Stormwater Detention Agreement of record as Instrument No. 20040707-0080492 in said Register's Office.

6. Agreement for Dedication of Easement for Public Right of Way of record as Instrument No. 20060830-0107233 in said Register's Office.

7. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

8. Subject to the rights of others in and to the common areas and/or elements.

9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. 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 this 13th day of June, 2014.

OLE SOUTH/CRAIGHEAD JOINT VENTURE

BY: _____
William R. Hostettler, Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared William R. Hostettler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of **OLE SOUTH/CRAIGHEAD JOINT VENTURE**, the within named bargainor, a joint venture, and that he, as Manager of the joint venture, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Manager.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

_____
NOTARY PUBLIC

My commission expires: _____

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