WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MC Winbush III Kendra L. McHaney	Peoples Home Equity, Inc.	164-7-A-66 CO
(NAME)	(NAME)	
1540 Rockglade Run	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140059796 DEEDWARR
Recvd: 08/14/14 12:09 2 pgs
Fees:13.00 Taxes:665.63
20140814-0073511

FOR AND 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 **MC Winbush, III, an unmarried man and Kendra L. McHaney, an unmarried woman, as tenants in common with right of survivorship**, 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. 66 on the Final Plat of Harvest Grove, Section One, (formerly Tillman), a Planned Unit Development, as 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 and legal description thereof

Being part of the same property conveyed to Craighead Development, LLC, A Tennessee limited liability company, by Special Warranty Deed dated December 16th, 2010, from Avenue Bank, a Tennessee Corporation, of record in Instrument No. 20101222-0101679, Register's Office for Davidson County, Tennessee and further Being part of the same property conveyed to Citizens Homes, Inc. A Delaware Corporation by deed from Craighead Development, LLC, A Tennessee Limited Liability Company of record in Inst. No. 20130524-0052526 Register's Office for Davidson County, Tennessee, dated May 23rd, 2013 and further being part of the same property conveyed to BMCH Tennessee, LLC by Special Warranty Deed from Citizens Homes, Inc., A Delaware Corporation of record in Instrument no. 20140410-0030088 dated April 9 2014.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1540 Rockglade Run, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13th day of August, 2014.

By: David Hughes
Its: Division President of Nashville

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Hughes, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Division President Nashville for BHCH Tennessee, LLC, a Delaware limited liability company, the within named bargainor, a corporation, and that he as such Division President Nashville being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David Hughes as such Division President Nashville.

Witness my hand and official seal at Nashville, Tennessee this 13th day of August, 2014.

Commission expires:

7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public