WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087546 DEEDWARR
Recvd: 11/20/14 13:44 2 pgs
Fees:13.00 Taxes:645.33
20141120-0107073

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires: [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,413.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek Fender		164-7-A-141CO
(NAME)	(NAME)	
304 Grovedale Trace		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Derek Fender, and wife and Jennifer Fender**, 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. 103 on the Final Plat of Harvest Grove, Section Two, (formerly Tillman), a Planned Unit Development, as of record in Instrument No. 20140529-0046065, 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 Ole South/Craighead Joint Venture, A Tennessee Joint Venture by deed from Avenue Bank of record in Instrument No. 20140502-0037446 and Scrivener's Affidavit in Instrument No. 20140515-0041794 and further conveyed to BMCH Tennessee, LLC, A Delaware Limited Liability Company by deed from Ole South/Craighead Joint Venture of record in Instrument No. 20140613-0051957 Register's Office for Davidson County, Tennessee.

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 304 Grovedale Trace, 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 14th day of November, 2014.

BMCH TENNESSEE, LLC, A Delaware Limited Liability Company

David L. Hughes
Nashville Division President

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David L. Hughes, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Division President Nashville for BMCH 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 14th day of November, 2014.

Notary Public

My Commission Expires: 7-6-15

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