WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013138 DEEDWARR
Recvd: 02/23/15 14:27 2 pgs
Fees:13.00 Taxes:740.43
20150223-0015523

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,115.40

Melissa B Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, 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
Duane J. Schmelhaus Melissa B. Kirby	First Community Mortgage, Inc.	164-7-A-139 CO
(NAME)	(NAME)	
312 Grovedale Trace	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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 **Duane J. Schmelhaus, an unmarried person and Melissa B. Kirby, an unmarried person, 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. 101 on the plan of Section Two, Harvest Grove, formerly "Tillman Property" of record in Instrument No. 20140529-0046065 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Ole South/Craighead Joint Ventures, A Tennessee Joint Venture by deed from Avenue Bank of record in Instrument No. 20140502-0037446 said Register's Office. Scrivener's Affidavit in Instrument No. 20140515-0041794. Property was further conveyed to BMCH Tennessee, LLC, A Delaware Limited Liability Company by deed from OleSouth/Craighead Joint Venture of record in Instrument No. 20140613-0051957 Register's Office for Davidson County, Tennessee dated June 13, 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 312 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 20th day of February, 2015.

BMCH TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

David L. Hughes
Division President 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 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 20th day of February, 2015.

Notary Public
My Commission Expires: _____

LANA M. ALESSIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017