Box14

BILL GARRETT, Davidson County
Trans: T20150030676 DEEDWARRSP
Recvd: 04/23/15 09:00 2 pgs
Fees: 13.00 Taxes: 1344.38
20150423-0036212

G-27086-4, Box 14
Map 109-08-0-A,
Parcel 040.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $363,346.00.

Ronald W. Cobb
Affiant

Subscribed and sworn to before me this the 22nd day of April, 2015.

My Commission Expires: 2/13/17

Notary Public

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC JOHN T. COOK

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Ronald W. Cobb	Wells Fargo Bank, N.A.
(Name)	(Name)
3009 Cooks Landing Court	P.O. Box 11701
(Street Address)	(Street Address)
Hermitage, TN 37076	Newark, NJ 07101-4701
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **BMCH Tennessee, LLC, a Delaware limited liability company**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Ronald W. Cobb and Dawn B. Cobb, husband and wife**, hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 40 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 reference is hereby made for a more complete legal description thereof.

BEING part of the same property to BMCH Tennessee, LLC, a Delaware limited liability company by Special Warranty Deed from Cook's Landing, a Tennessee general partnership, of record in Instrument No. 20140515-0041982, Register's Office for Davidson County, Tennessee.

This conveyance is made 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, and Assignment and Assumption of Declarant's Rights in Instrument No. 20140515-0041983, Register's Office for Davidson County, Tennessee.

(3) Conveyance of Open Space to Cook's Landing Homeowners' Association, Inc., of record in Instrument No. 20130913-0096776 and Instrument No. 20140620-0054085, Register's Office for Davidson County, Tennessee.
(4) Charter of Cook's Landing Homeowners' Association, Inc., of record in Instrument No. 20130904-0093368, Register's Office for Davidson County, Tennessee.
(3) Metro Letter as to sewage soil absorption system of record in Book 5665, Page 843, Register's Office for Davidson County, Tennessee.
(4) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070712-0082836, Register's Office for Davidson County, Tennessee.
(5) Taxes for 2015 County and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantees herein.

THIS is improved property, known as: 3009 Cooks Landing 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, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor 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.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 22nd day of April, 2015.

BMCH Tennessee, LLC, a Delaware limited liability company
By: UCP, LLC, A Delaware limited liability company, as sole Member

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 **22nd of April, 2015.**

_____
Notary Public

My Commission Expires: 4/6/17

DEBORAH M. NEIL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY