WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043392 DEEDWARR
Recvd: 06/03/15 10:18 2 pgs
Fees: 13.00 Taxes: 671.65
20150603-0051662

SHANNON PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,527.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, 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
Prince A. Morgan	Farmington Mortgage, a division of CapStar Bank	164070A12700CO
(NAME)	(NAME)	
1940 Brookshine Port	2002 Richard Jones Road, Suite 300 A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(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 **Prince A. Morgan and Karen A. Morgan, husband and wife**, 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 situated in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 89, 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 a part of the same property conveyed to Lawless & Associates, P.C., as Trustee for Avenue Bank by Substitute Trustee's Deed dated 05/10/2010 from Thomas W. Lawless, as substitute Trustee of record in Instrument 201005170037713, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Ole South/Craighead Joint Venture by Special Warranty Deed dated 04/29/2014 from Avenue Bank of record in Instrument 20140502-0037446, Register's Office for Davidson County, Tennessee. Said Deed was corrected by Scrivener's Affidavit in Instrument 20140515-0041794, said Register's Office.

Being a part of the same property conveyed to Avenue Bank by Quit Claim Deed dated 04/29/2014 from Lawless & Associates, P.C., as Trustee for Avenue Bank of record in Instrument 201405020037445, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to BMCH Tennessee, LLC, a Delaware Limited Liability Company by Special Warranty Deed dated 06/13/2014 from Ole South/Craighead Joint Venture, a Tennessee joint venture of record in Instrument 201406130051957, 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 1940 Brookshine Port, 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 29th day of May, 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 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 L. Hughes as such Division President Nashville.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2015.

Notary Public
My Commission Expires: _____

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