BOX #14

G#26915-4

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150054972 DEEDWARRSP
Recvd: 07/08/15 09:43 2 pgs
Fees:13.00 Taxes:1351.77
20150708-0066044

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$365,343.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2015.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JONES T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cedric X. Thomas and Avah L. Thomas	**F & M Bank**	**109080A03200CO**
3116 Cooks Court	**P. O. Box 451**	
Hermitage, TN 37076	**Clarksville, TN 37041**	

FOR AND IN 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

Cedric X. Thomas and Avah L. Thomas, 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 in Davidson County, Tennessee, being Lot No. 32 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 plan reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to BMCH Tennessee, LLC, a Delaware limited liability company by Deed from Cook's Landing, a Tennessee general partnership, dated May 15, 2014, of record in Instrument No. 20140515-0041982, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee;

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 of record in Instrument No. 20140515-0041983, Register's Office for Davidson County, Tennessee;

3) Charter of Cook's Landing Homeowners Association, Inc., of record in Instrument No. 20130904-0093368, Register's Office for Davidson County, Tennessee;

4) Conveyance of open space to Cook's Landing Homeowners Association, Inc., of record in Instrument No. 20130913-0096776, Register's Office for Davidson County, Tennessee;

5) Metro Letter as to sewage soil absorption system of record in Book 5665, Page 843, Register's Office for Davidson County, Tennessee;

6) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070712-0082836, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **3116 Cooks Court, Hermitage, TN 37076**.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise. 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 its hand by its duly authorized officer this 2nd day of July, 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 **2nd** day of **July, 2015.**

_____

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.