This Instrument Prepared By (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20150080868 DEEDWARRSP
Recvd: 09/23/15 09:17 4 pgs
Fees:23.00 Taxes:7159.50
20150923-0096541

File #27716-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
BMCH Tennessee, LLC 800 4th Avenue South Nashville, Tennessee 37210	New Owner	See Exhibit B

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **KDNS Ventures, LLC, a North Carolina limited liability company** (hereinafter referred to as the **"Grantor"**), has bargained and sold, and by these presents does transfer and convey unto **BMCH Tennessee, LLC, a Delaware limited liability company** (hereinafter referred to as the **"Grantee"**), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lots 91, 92, 93, 94, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 113, 114, 115, 116, 117, 118, 119, 121, 122, 123, 124, 126, 130, 131, 132, 133, 136,141, 142, 143, 144, 145, 149, 150, 151, 152, 153 and 155, as shown on the map entitled Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, of record as Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

BEING part of the same property conveyed to KDNS Ventures, LLC, a North Carolina limited liability company by Special Warranty Deed dated August 24, 2015 from Keeneland Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20150824-0085252, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of September, 2015.

KDNS VENTURES, LLC, a North Carolina limited liability company

By: _____
Name: Craig Rosato
Its: Member and Manager

STATE OF North Carolina]
COUNTY OF Mecklenburg]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Craig Rosato with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member and Manager of KDNS VENTURES, LLC, a North Carolina limited liability company, the within-named bargainor, and that he as such Member and Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member and Manager.

WITNESS my hand, at office this 18th day of September, 2015.

ERIN R GEE
Notary Public
Cabarrus County
North Carolina
My Commission Expires Sep 19, 2015

_____
Notary Public Erin R Gee
My Commission Expires: Sept. 19 2015

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,935,000.00.

_____
Affiant

Subscribed and sworn to before me this 18th day of September, 2015.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, not yet due and payable. 43 Lots identified as Map 150-14-0-D and Parcels 7,8,9,10,13,14,15,16,17,18,19,20,21,22,23,29,30,31,32,33,34,35,37,38, 39,40,42,46,47,48,49, 52,57,58,59,60,61,65,66,67,68,69 and 71.

2. Matters shown on the Plan of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256, said Register's Office.

4. Supplementary Declaration of Restrictive Covenants for Keeneland Downs of record in Instrument No. 20100329-0023418, said Register's Office.

5. Right-of-Way Easements to Davidson County, Tennessee, of record in Book 2544, page 388, and in Book 2544, page 450, said Register's Office.

6. Right-of-Way Easement to Colonial Pipeline Company of record in Book 3570, page 15, said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20051026-0129107, said Register's Office.

7. Easement to BellSouth Telecommunications, Inc. of record in Instrument No. 20070625-0075335, said Register's Office.

8. Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884, said Register's Office.

9. Charter of Keeneland Downs Homeowners' Association, Inc. of record in Instrument No. 20100329-0023419, said Register's Office.

10. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record as Instrument No. 20140625-0055377, said Register's Office.

EXHIBIT B
Map and Parcel Schedule

150-14-0-D-007-00co
150-14-0-D-008-00co
150-14-0-D-009-00co
150-14-0-D-010-00co
150-14-0-D-013-00co
150-14-0-D-014-00co
150-14-0-D-015-00co
150-14-0-D-016-00co
150-14-0-D-017-00co
150-14-0-D-018-00co
150-14-0-D-019-00co
150-14-0-D-020-00co
150-14-0-D-021-00co
150-14-0-D-022-00co
150-14-0-D-023-00co
150-14-0-D-029-00co
150-14-0-D-030-00co
150-14-0-D-031-00co
150-14-0-D-032-00co
150-14-0-D-033-00co
150-14-0-D-034-00co
150-14-0-D-035-00co
150-14-0-D-037-00co
150-14-0-D-038-00co
150-14-0-D-039-00co
150-14-0-D-040-00co
150-14-0-D-042-00co
150-14-0-D-046-00co
150-14-0-D-047-00co
150-14-0-D-048-00co
150-14-0-D-049-00co
150-14-0-D-052-00co
150-14-0-D-057-00co
150-14-0-D-058-00co
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