WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160017145 DEEDWARR
Recvd: 03/02/16 11:00 2 pgs
Fees:13.00 Taxes:694.03
20160302-0019891

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$187,575.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2016.

Notary Public

My commission expires: 10-7-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Magdi D. Mikhail and Hanan Y. Gawargy	**US National Bank Association**	**150140D03800CO**
4936 Secretariat Drive	**PO Box 20005**	
Antioch, TN 37013	**Owensboro, KY 42304-0005**	

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

Magdi D. Mikhail and Hanan Y. Gawargy, 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. 122, on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to BMCH Tennessee, LLC a Delaware limited liability company, by Special Warranty Deed dated September 18, 2015 from KDNS Ventures, LLC a North Carolina limited liability company, of record in Instrument No. 20150923-0096541, Register's Office for &*v28& County, Tennessee.

This conveyance is made subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee.

2) The Plan of record as shown in Instrument No. 20070612-0070162, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

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 Easement 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.

7) Storm Water Detention Agreement of record in Instrument No. 20051026-0129107, said Register's Office.

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

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

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

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

12) Taxes for 2016 which have been prorated and assumed paid by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X_) Unimproved (____) property, known as **4936 Secretariat Drive, Antioch, TN 37013**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 25th day of February, 2016.

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, Nashville Division President** 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 **BMCH Tennessee, LLC, a Delaware limited liability company,** the within named bargainor, a ~~Tennessee~~ limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the UCP by the said **David L. Hughes** as **Nashville Division President,** said UCP signing as sole Member.

Witness my hand, at office at Nashville, Tennessee, this **25th** day of **February, 2016.**

***UCP, LLC, a Delaware limited liability company (the "UCP") and who further acknowledged the UCP to be the sole Member**

_____
Notary Public

My Commission Expires: 11/6/17

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY