Box# 14
G#27803-3A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$234,082.00**. Robert L Huggins Affiant Subscribed and sworn to before me, this the 4th day of March, 2016. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160018314 DEEDWARR
Recvd: 03/07/16 09:57 2 pgs
Fees:13.00 Taxes:866.10
20160307-0021364

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON 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
Robert L. Huggins **Deborah G. Huggins**	**Gardner Financial Services Ltd. dba Legacy Mutual Mortgage**	**Map 150-14-0-D Parcel 020.00co**
5140 Seabisquit	**3503 Paesanos Parkway**	
Antioch, TN 37013	**San Antonio, TX 78231-1225**	

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

Robert L. Huggins and Deborah G. Huggins, a married couple

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

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.

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. 20070612-0070162, said Register's Office;
(2) Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256, said Register's Office;
(3) Supplementary Declaration of Restrictive Covenants for Keeneland Downs of record in Instrument No. 20100329-0023418, said Register's Office;
(4) 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;
(5) Right-of-Way Easement to Colonial Pipeline Company of record in Book 3570, Page 15, said Register's Office;
(6) Storm Water Detention Agreement of record in Instrument No. 20051026-0129107, said Register's Office;
(7) Easement of 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 Homeowner's 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;
(11) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein.

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This is Improved (X) Unimproved (____) property, known as **5140 Seabisquit 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 4th day of March, 2016.

BMCH Tennessee, LLC a Delaware limited liability company

By: _____
David L. Hughes, President Nashville Division

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David L. Hughes, President Nashville Division** 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 **President Nashville Division** 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 the name of the limited liability company by the said **David L. Hughes** as **President Nashville Division.**

Witness my hand, at office at Nashville, Tennessee, this **4th** day of **March, 2016.**

_____
Notary Public

My Commission Expires: 07/08/2019

