WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045041 DEEDWARR
Recvd: 05/27/16 12:41 2 pgs
Fees:13.00 Taxes:799.00
20160527-0053709

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,945.00.**

Genet Hailu
Affiant

Subscribed and sworn to before me, this the 26th day of May, 2016.

Notary Public

My commission expires:

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

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
Daniel D. Bekele and Genet Hailu	**US Bank**	**Map 150-14-0-D Parcel 019.00co**
5145 Seabisquit 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 GRANTEE, 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

Daniel D. Bekele and Genet Hailu, 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. 103 on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20070612-0070162, 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 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.

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) Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256 and Supplementary Declaration of Restrictive Covenants for Keeneland Downs, of record in Instrument No. 20100329-0023418, Register's Office for Davidson County, Tennessee;

3) Right-of-Way Easements to Davidson County, Tennessee, of record in Book 2544, Page 388, and in Book 2544, Page 450, Register's Office for Davidson County, Tennessee;

4) Right-of-Way Easement to Colonial Pipeline Company, of record in Book 3570, Page 15, Register's Office for Davidson County, Tennessee;

5) Storm Water Detention Agreement of record in Instrument No. 20051026-0129107, Register's Office for Davidson County, Tennessee;

6) Easement to BellSouth Telecommunications, Inc., of record in Instrument No. 20070625-0075335, Register's Office for Davidson County, Tennessee;

7) Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884, Register's Office for Davidson County, Tennessee;

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

9) Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20140625-0055377, Register's Office for Davidson County, Tennessee; and,

10) 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 **5145 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 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 its hand by its duly authorized officer this **26th** day of **May, 2016.**

BMCH Tennessee, LLC, a Delaware limited liability company,
By UCP, LLC, a Delaware limited liability company, as sole Member

By: _____
David L. Hughes, President Nashville Division

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, 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/herself to be the President Nashville Division of the BMCH Tennessee, LLC, a Delaware limited liability company, within named bargainor, a corporation, and that he/she as such President Nashville Division, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such President Nashville Division.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **May, 2016.**

_____
Notary Public

My Commission Expires: 11/6/17

DEBORAH O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY