Box#14
G#28008-3A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053460 DEEDWARR
Recvd: 06/23/16 09:22 2 pgs
Fees:13.00 Taxes:840.58
20160623-0063955

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$227,185.00**.

Ashley Darnell
Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2016.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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 |
|---|---|---|
| **Ashley Darnell** | **Pinnacle Bank** | **Map 150-14-0-D Parcel 022-00co** |
| **4905 Secretariat Drive** | **150 3rd Avenue South, Suite 900** | |
| **Antioch, Tennessee 37013** | **Nashville, Tennessee 37201** | |

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

**Ashley Darnell, unmarried woman**

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.106, 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 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 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 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, Register's Office for Davidson County, Tennessee;**
**2) Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256, Register's Office for Davidson County, Tennessee;**
**3) Supplementary Declaration of Restrictive Covenants for Keeneland Downs of record in Instrument No. 20100329-0023418, Register's Office for Davidson County, Tennessee;**
**4) Right-of-Way Easement to Davidson County, Tennessee, of record in Book 2544, Page 388, and in Book 2544, Page 450, Register's Office for Davidson County, Tennessee;**
**5) Right-of-Way Easement to Colonial Pipeline Company of record in Book 3570, Page 15, Register's Office for Davidson County, Tennessee;**
**6) Storm Water Detention Agreement of record in Instrument No. 20051026-0129107, Register's Office for Davidson County, Tennessee;**
**7) Easement to BellSouth Telecommunications, Inc. of record in Instrument No. 20070625-0075335, Register's Office for Davidson County, Tennessee;**
**8) Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884, Register's Office for Davidson County, Tennessee;**
**9) Charter of Keeneland Downs Homeowners Association, Inc., of record in Instrument No. 20100329-0023419, Register's Office for Davidson County, Tennessee;**
**10) Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record as Instrument No. 20140625-0055377, Register's Office for Davidson County, Tennessee; and,**
**11) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.**

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This is Improved (__X__) Unimproved (____) property, known as **4905 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 17th day of June, 2016.

**BMCH Tennessee, LLC a Delaware limited liability company**

**By: UCP, LLC, a Delaware limited liability company, as sole Member**

By: Deborah J. Williams Area Sales Manager

**Deborah J. Williams, Area Sales Manager**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Deborah J. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Area Sales Manager** 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 she as such **Area Sales Manager**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the UCP by herself as such **Area Sales Manager**, said UCP signing as sole Member.

Witness my hand, at office at Nashville, Tennessee, this **17th** day of **June, 2016.**

**Notary Public**

**My Commission Expires:** 11/6/17

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

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