Box 36

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| ***THIS INSTRUMENT PREPARED BY:***<br>***Douglas A. Brace, Reg. #3485***<br>***ORTALE KELLEY***<br>*330 Commerce Street, Suite 110*<br>*P.O. Box 198985*<br>*Nashville, TN 37219-8985*<br>*(615) 256-9999*<br><br>BILL GARRETT, Davidson County<br>Trans:T20160059585 DEEDWARRSP<br>Recvd: 07/12/16 14:21 3 pgs<br>Fees:18.00 Taxes:6060.60<br>20160712-0071405 | *STATE OF TENNESSEE ]*<br>*COUNTY OF DAVIDSON ]*<br><br>*The actual consideration or value, whichever is greater, for this transfer is $1,638,000.00 .*<br><br>*Affiant*<br><br>*SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016.*<br><br>*Notary Public*<br><br>*My commission expires:*<br><br>RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES AUGUST, 27 2019 |

**Name and Address of New Owners**:

BMCH Tennessee, LLC
800 4th Avenue South
Nashville, TN 37210

**Send Tax Bills To:**

New Owner

| **Street Address of Subject Property:** | **Map and Parcel Nos.:** |
|---|---|
| Lots 229-232, inclusive and Lots 263-294, inclusive, Stonefarm Trail and Gracewood Grove Antioch, TN 37013 | P/O 164-085 |

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ole South/Craighead Joint Venture,** a Tennessee joint venture, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **BMCH Tennessee, LLC,** a Delaware limited liability

company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 229-232, inclusive, and 263-294, inclusive, on the Plan of Harvest Grove, Section Three of record as Instrument No. 20160429-0042362 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description..

Being part of the same property conveyed to Ole South/Craighead Joint Venture by Special Warranty Deed from Avenue Bank of record as Instrument No. 201503300026913 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County real property taxes for 2016 which have been prorated between the parties. Grantor shall be responsible for payment of 2016 Metropolitan Nashville/Davidson County taxes. Taxes and assessments for subsequent years are assumed by Grantee.

2. All matters shown on Plat of record as Instrument No. 20160429-0042362 in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Harvest Grove of record as Instrument No. 20060628-0077382 in the Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record as Instrument No. 20040707-080492 in said Register's Office.

5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

Grantor further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

**IN WITNESS WHEREOF,** the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 30th day of June, 2016.

**OLE SOUTH/CRAIGHEAD JOINT VENTURE**

**By:** _____
**William R. Hostettler, Manager**

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**STATE OF TENNESSEE ]**
**]**
**COUNTY OF DAVIDSON ]**

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, William R. Hostettler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Ole South/Craighead Joint Venture, a Tennessee joint venture, the within named maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand and official seal of office in Nashville, Tennessee, this 30th day of June, 2016.

_____
NOTARY PUBLIC

My commission expires:

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

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