G-28257-5 Box 14

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160077062 DEEDWARRSP
Recvd: 09/02/16 09:16 2 pgs
Fees:13.00 Taxes:847.23
20160902-0092392

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$228,980.00**.

Affiant

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

Notary Public

My commission expires:

(AFFIX SEAL)

DEBORAH M. O'NEIL
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
Jonta Melik Gaines and Jessica Rhea Gaines	**Cornerstone Home Lending**	**150-14-0-D-067-00co**
4757 Backstretch Blvd	**1177 West Loop South #200**	
Antioch, TN 37013	**Houston, TX 77027**	

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

Jessica Rhea Gaines and Jonta Melik Gaines, wife and husband

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. 151, 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 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 is made subject to the following:
1) 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, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, 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 Easement 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 to 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 Homeowners' 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 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 **4757 Backstretch Blvd, 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 29th day of August, 2016.

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

By: _____
Clint Mitchell, Division Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Clint Mitchell Marshall**, 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 **Division Vice President** 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 he as such **Division Vice President**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the UCP by himself as such **Division Vice President**, said UCP signing as sole Member.

Witness my hand, at office at Nashville, Tennessee, this 29th day of August, **2016.**

_____
Notary Public

My Commission Expires: 11/6/17

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