BILL GARRETT, Davidson County
Trans:T20160108367 DEEDWARR
Recvd: 12/09/16 10:04 2 pgs
Fees:13.00 Taxes:964.96
20161209-0129361

Box 14
G29192-4

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$260,800.00**.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 7th day of December, 2016.<br><br>Notary Public<br><br>My commission expires:<br>(AFFIX SEAL) |
|---|---|

SHERI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

**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 |
|---|---|---|
| **Ashraf Beneamen**<br>**Mona Hosney Besadaa** | **Gold Star Mortgage Financial Group** | **150-14-0-D-049.00co** |
| **4621 Buckpasser Avenue** | **100 Phoenix Drive, Suite 200** | |
| **Antioch, TN 37013** | **Ann Arbor, MI 48108** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, 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

**Ashraf Beneamen and Mona Hoseny Besadaa, 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. 133 on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, a Planned Unit Development, as 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, in the amount of $1,935,000.00, from KDNS Ventures, LLC, a North Carolina limited liability company, of record in Instrument No. 20150923-0096541, Register's Office for Davidson County, Tennessee, and further 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 and being part of the same property conveyed to Keeneland Partners, LLC, by Trustee's Deeds from John M. Baird, Successor Trustee, dated February 17, 2010, of record in Instrument No. 20100217-0012136 and Instrument No. 20100217-0012139, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**The Plan of record as shown in Instrument No. 20070612-0070162, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256, Register's Office for Davidson County, Tennessee.**

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

**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.**

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

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

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

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

**Charter of Keeneland Downs Homeowners Association, Inc., of record in Instrument No. 20100329-0023419, Register's Office for Davidson County, Tennessee.**

**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.**

This is improved (X) Unimproved (____) property, known as **4621 Buckpasser Avenue, 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 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 my/our hand(s) this **7th** day of **December, 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**

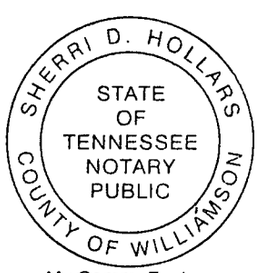
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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, 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**, and UCP signing as sole Member.

Witness my hand, at office at Nashville, Tennessee, this 7th day of December, 2016.

_____
Notary Public

My Commission Expires:_____




My Comm. Expires
Sept. 22, 2019