G-29090-5 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111892 DEEDWARR
Recvd: 12/20/16 12:15 2 pgs
Fees:13.00 Taxes:911.68
20161220-0133615

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$243,000.00~~ 246,400.00

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2016.

Notary Public

My commission expires: 4/1/20

JEFFREY A. WORTHAM NOTARY PUBLIC STATE OF TENNESSEE 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
Jose D. Tovar	**Peoples Home Equity, Inc.**	**164-07-0-A-005.00co**
409 Skygap Court	**213 Ward Circle, Suite 200**	
Antioch, TN 37013	**Brentwood, TN 37027**	

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

Jose D. Tovar, an unmarried man

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. 5 on the Final Plat of Harvest Grove (formerly Tillman), Section One, a Planned Unit Development, of record in Instrument No. 20060726-0090037, and amended in Instrument No. 20061116-0142300, 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 Deed dated April 9, 2014, from Citizens Homes, Inc., a Delaware corporation, of record in Instrument No. 20140410-0030088, 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. 20060726-0090037 and amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee.

(2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Harvest Grove, of record in Instrument No. 20060628-0077382, Register's Office for Davidson County, Tennessee.

(3) Charter of Harvest Grove Homeowners' Association, Inc., of record in Instrument No. 20060519-0059378, Register's Office for Davidson County, Tennessee.

(4) Storm Water Detention Agreement of record in Instrument No. 20040707-0080492, Register's Office for Davidson County, Tennessee.

(5) Easements to Tennessee Telephone Company, of record in Instrument No. 20060707-0081730 and in Instrument No. 20060707-0081731, and Release of Public Utility Easement, of record in Instrument No. 20070306-0027599, Register's Office for Davidson County, Tennessee.

(6) Perpetual Easement for entrance sign of record in Instrument No. 20070220-0020794, Register's Office for Davidson County, Tennessee.

(7) Taxes for current year, which has been prorated and paid by the Grantor herein and subsequent years not yet due and payable.

This is improved property, known as **409 Skygap Court, 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 16th day of December, 2016.

BMCH Tennessee, LLC, a Delaware limited liability company

By: Deborah Williams Area Sales Manager

Deborah 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 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 **16th** day of **December, 2016.**

Notary Public

My Commission Expires: 9/7/20

