G#29036-4 BOX #14

## SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017539 DEEDWARRSP
Recvd: 03/01/17 09:33 2 pgs
Fees:13.00 Taxes:852.83
20170301-0020061

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$230,495.00.**

Emad Youssef
Affiant

Subscribed and sworn to before me, this the 28th day of February, 2017.

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 |
|---|---|---|
| **Emad Youssef**<br>**Sanaa Youssef** | **U.S. Bank National Association** | **164-O7-O-A-294.00co** |
| **512 Gracewood Grove** | **P.O. Box 20005** | |
| **Antioch, TN 37013** | **Owensboro, KY 42304-0005** | |
| | | |

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,

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

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Emad Youssef and Sanaa Youssef, 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. 271 on the Plan of Harvest Grove, Section Three, a Planned Unit Development, of record in Instrument No. 20160429-0042362, 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 June 30, 2016, from Ole South/Craighead Joint Venture, a Tennessee joint venture, of record in Instrument No. 20160712-0071405, 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. 20160429-0042362, Register's Office for Davidson County, Tennessee;**

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

**3) Storm Water Detention Agreement in Instrument No. 20040707-0080492 and in Instrument No. 20060726-0090037, said Register's Office;**

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

**5) Perpetual Easement of record in Instrument No. 20070220-0020794, said Register's Office;**

**6) Easement 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, said Register's Office; and,**

**7) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as: **512 Gracewood Grove, Antioch, TN 37013**.

**TO HAVE AND TO HOLD** the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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 28th day of February, 2017.

**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 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 and official seal at Nashville, Tennessee, this **28th** day of **February, 2017.**

_____
**Notary Public**

**My Commission Expires:** _____

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