Box#14
G#29484-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027614 DEEDWARR
Recvd: 04/03/17 09:28 2 pgs
Fees:13.00 Taxes:827.21
20170403-0031932

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$223,570.00.**

Mina Beniamin
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2017.

Notary Public

My commission expires: 07.03.2017
(AFFIX SEAL)

HOUSTON W. HOWELL
NOTARY PUBLIC
STATE OF TENNESSEE
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
Mina Beniamin H. Beniamin	**Gold Star Mortgage Financial Group**	**164-07-0-A-309.00.co**
513 Gracewood Grove	**100 Phoenix Drive Suite 300**	
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 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

Mina Beniamin H. Beniamin, a single 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. 286, 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 Deed dated June 30, 2016, from Old South/Craighead Joint Venture, a Tennessee Joint Venture, in the amount of $1,638,000.00, of record in Instrument No. 201607012-0071405, 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, said Register's Office for Davidson County, Tennessee;
2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Harvest Grove Homeowner's Association, Inc., of record in Instrument No. 20060628-0077382, Register's Office for Davidson County, Tennessee;
3) Charter for Harvest Grove Homeowner's Association, Inc. of record in Instrument No. 20060519-0059378, Register's Office for Davidson County, Tennessee;
4) Stormwater Detention Agreement of record in Instrument No. 20040707-0080492 and Instrument No. 20060726-0090037, Register's Office for Davidson County, Tennessee;
5) Perpetual Easement of record in Instrument No. 20070220-0020794, Register's Office for Davidson County, Tennessee.
6) Easement to Tennessee Telephone Company of record in Instrument No. 20060707-0081730 and Instrument No. 20060707-0081732, Register's Office for Davidson County, Tennessee;
7) Release of Public Utility Easement of record in Instrument No. 20070306-0027599, Register's Office for Davidson County, Tennessee;
8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years not yet due and payable.

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This is Improved (_X__) Unimproved (____) property, known as **513 Gracewood Grove, 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 **31st day** of **March, 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 on 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 **31st day of March, 2017**.

_____
Notary Public

My Commission Expires: 07-03-2017

