29529-5

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170040975 DEEDWARR
Recvd: 05/15/17 09:38 2 pgs
Fees:13.00 Taxes:849.13
20170515-0047734

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$229,495.00.**

Mervat Sobhy Mankarious
Affiant

Subscribed and sworn to before me, this the **12th** day of **May, 2017**

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

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
Salah Gheity Seif Mankarious and Mervat Sobhy Mankarious	**Gold Star Mortgage Financial Group**	**164-07-0-A-292.00co**
520 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 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

Salah Gheity Seif Mankarious and Mervat Sobhy Mankarious, 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. 269 on the Plat of Harvest Grove, a Planned Unit Development, Section Three, 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 from Ole South/Craighead Joint Venture, a Tennessee Joint Venture, dated June 20, 2016, of record in Instrument No. 20160712-0071405, Register's Office for Davidson County, Tennessee.

THE conveyance is made subject to the following:

(1) The Plan of record as shown in Instrument No. 20160429-0042362, said 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, 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) Stormwater Detention Agreement of record in Instrument No. 20040707-0080492 and 20060726-0090037, said Register's Office.

(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. 20060707-0081731; and release of Public Utility Easement of record in Instrument 20070306-0027599, said Register's Office.

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

This is improved property, known as **520 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 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 **12th** day of **May, 2017.**

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

By: _____
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 **12th** day of **May, 2017.**

_____
Notary Public

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/20