Box#14
G#29194-3

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170053571 DEEDWARR
Recvd: 06/22/17 11:48 2 pgs
Fees:13.00 Taxes:853.70
20170622-0062954

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$230,730.00.**

Medhat E Ibrahim
Affiant

Subscribed and sworn to before me, this the 20th day of June, 2017.

Notary Public

My commission expires: Jul 8, 2019
(AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
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
Medhat E. Ibrahim **Manal Henein**	**U.S. Bank National Association**	**Map 164-07-0-A Parcel 300.00co**
1027 Stonefarm Trail	**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, WE,

BMCH, Tennessee, a Delaware limited lability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Medhat E. Ibrahim and Manal Henein, 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. 277, 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. test

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, 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. 20060707-0081731, 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.

This is Improved (_X___) Unimproved (____) property, known as **1027 Stonefarm Trail, 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 **20th** day of **June, 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 **20th day of June, 2017**.

Corylyn S. Priest
Notary Public

My Commission Expires: 7-8-2019

