G#29689-3 Box#14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 4808 DEEDWARR
09/26/2017 09:23:16 AM 2 pgs
Fees: $13.00 Taxes: $991.22
20170926-0098285

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$267,895.00.**

Atef Ebrahim
Affiant

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the **22nd** day of **September, 2017.**

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
Atef Ebrahim **Ansaf Abdel Masih**	**Gold Star Mortgage Financial Group, Corp.**	**Map 164-10-0-A-439.00co**
616 Sandrose Court	**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

Atef Ebrahim and Ansaf Abdel Masih, 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 #87, on the Final Plat of Village Ten, Summerfield Subdivision, of record in Instrument No. 20060718-0086558, 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 March 20, 2017 from Celebration Homes, LLC, a Tennessee liability company, of record in Instrument No. 20170403-0031944, 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. 20060718-0086558, said Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions of Summerfield, of record in Book 11588, Page 484 and as amended in Book 11669, Page 376, Second amendment of record in Instrument No. 20010308-0021946, Third amendment of record in Instrument No. 20010504-0046260, and Instrument No. 20030527-0071168, supplementary in 20060724-0089081, Register's Office for Davidson County, Tennessee;

3) By-Laws of Summerfield Homeowners' Association, Inc. of record in Book 11648, Page 662, and as amended in Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee;

4) Charter of Summerfield Homeowners Association, Inc. of record in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee;

5) Stormwater Detention agreement of record in Instrument No. 20000113-0004777, Register's Office for Davidson County, Tennessee;

6) 2017 Taxes have been prorated and paid by the Grantor herein and subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **616 Sandrose 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 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 **22nd** day of **September, 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**, witl whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge herself to be the **Area Sales Manager** of UCP, LLC, a Delaware limited liability company (the "UCP"), and who furthe acknowledged the UCP to be the sole Member of **BMCH Tennessee, LLC**, the within named bargainor, a Delawar limited liability company, and that she as such **Area Sales Manager**, being authorized so to do, executed the foregoin instrument for the purposes therein contained, by signing for and on behalf of the UCP by herself as such **Area Sale Manager**, said UCP signing as sole Member.

Witness my hand, at office at Nashville, Tennessee, this 22nd **day of September, 2017.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 1/17/21