G29729-4
Box 14

Box 14

SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 5195 DEEDWARRSP
09/27/2017 09:57:06 AM 2 pgs
Fees: $13.00 Taxes: $979.24

20170927-0098798

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$264,660.00.**

RADA SADAK
Affiant

Subscribed and sworn to before me, this the 26th 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:
Rada Sadak	**Gold Star Mortgage Financial Group, Corporation**	**164-10-0-A-412.00co**
4529 Sandpiper Lane	**100 Phoenix Drive, Ste 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,

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

Rada Sadak, 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. 58 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 30, 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. **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 further amended in Instrument No. 20030527-0071168, supplementary in 20060724-0089081, Register's Office for Davidson County, Tennessee.**
2. **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.**
3. **Charter of Summerfield Homeowners Association, Inc. of record in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.**
4. **Stormwater Detention agreement of record in Instrument No. 20000113-0004777, Register's Office for Davidson County, Tennessee.**
5. **2017 Davidson County Taxes, a lien, which have been prorated and paid by the Grantor herein.**

This is improved property, known as: **4529 Sandpiper Lane, 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 26th 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

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, at office at Nashville, Tennessee, this **26th** day of **September, 2017.**

Notary Public

My Commission Expires: 1/17/21