Bill Garrett Davidson County
Batch# 42729 DEEDQC
12/29/2017 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171229-0132367

27716-1A

THIS INSTRUMENT PREPARED BY:

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
BMCH Tennessee, LLC 2630 Elm Hill Pike, Suite 110 Nashville, TN 37214	New Owner	15000013000 15000013100 15000013200

THE PURPOSE OF THIS QUITCLAIM DEED IS TO COMBINE THE THREE (3) TAX PARCELS RELATED TO THE BELOW DESCRIBED PROPERTY INTO ONE (1) SINGLE TAX PARCEL.

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **BMCH Tennessee, LLC**, a Delaware limited liability company, hereinafter called the Grantor, by these presents does transfer, convey and quitclaim unto **BMCH Tennessee, LLC**, a Delaware limited liability company, hereinafter called the Grantee, its successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being 24.56 acres, more or less, of undeveloped land designated "Future Development", as shown on the map entitled Keeneland Downs, Phase One RS 10 Cluster Lot Subdivision, of record as Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

BEING the same property conveyed to BMCH Tennessee, LLC by Special Warranty Deed dated September 19, 2016 from KDNS Ventures, LLC, a North Carolina limited liability company of record in Instrument No. 20160920-0098810, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This property, including all three parcels, was transferred to Grantor by KDNS Ventures, LLC, by the deed referenced above, but the Parcel No. 15000013000 was not included on the list of tax parcel numbers. Accordingly, only two of the three tax parcels were properly assigned to the Grantee instead of all three parcels. The taxes on Parcel No. 15000013000 went unpaid by a previous owner

and the parcel was sold at a tax sale to David Prichard on February 3, 2017, as evidenced by Final Decree Confirming Sale recorded in Instrument No. 20170308-0022980, Register's Office for Davidson County, Tennessee. On account of a redemption of the tax sale on behalf of the Grantee, the tax sale was set aside on September 8, 2017 by Order Setting Aside Tax Sale and Disbursing Funds, of record in Instrument No. 20171218-0128869, Register's Office for Davidson County, Tennessee. Thus, ownership reverted back to Grantor.

Since the property is described as a single unified tract of land, the Grantor/Grantee desires to combine the property, and the three separate tax parcels, into a single tax parcel.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of December, 2017.

BMCH TENNESSEE, LLC

By: _____
Clint Mitchell, Division President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Clint Mitchell, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Division President of BMCH Tennessee, LLC, a Delaware limited liability corporation, the within named bargainor, and that he as such Division President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Division President.

WITNESS my hand, at office this 24th day of December, 2017.

_____
Notary Public
My Commission Expires: Nov 8th 2021

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 29th day of December, 2017.

Notary Public
My Commission Expires: Nov. 8th 2021

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019