31256-5

Box 14

SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153925 DEEDWARRSP
10/25/2018 08:34:15 AM 2 pgs
Fees: $13.00 Taxes: $1,107.65

20181025-0105601

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$299,366.00.**

Affiant

Subscribed and sworn to before me, this the **24th day of October, 2018.**

Notary Public

My commission expires: July 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
Kimberly Easley	**Regions Bank d/b/a Regions Mortgage, ISAOA**	**150-14-0-D-122.00**
208 Zenyatta Drive	**PO Box 2153 – Dept 2520**	
Antioch, TN 37013	**Birmingham, AL 35287-2520**	

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

Kimberly Easley, an unmarried woman

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.122 on the Plan of Keeneland Downs, Phase Two, a Planned Unit Development, as of record in Instrument No. 20180525-0050194 and Surveyor's Certificate of Correction in Instrument No. 20180605-0053852, and Certification and Affidavit of Correction to Plat in Instrument No. 20180911-0089784, 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 Special Warranty Deed from KDNS Ventures, LLC, a North Carolina limited liability company , dated September 19, 2016 of record in Instrument No. 20160920-0098810, and by Quitclaim Deed dated December 29, 2017 of record in 20171229-0132367, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Instrument No. 20180525-0050194 and Surveyor's Certificate of Correction in Instrument No. 20180605-0053852, and Certification and Affidavit of Correction to Plat in Instrument No. 20180911-0089784, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Matters shown on the Plan of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee.

(3) Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256,Register's Office for Davidson County, Tennessee.

(4) Supplementary Declaration of Restrictive Covenants for Keeneland Downs, of record in Instrument No. 20100329-0023418 and in Instrument No. 20180921-0093579, Register's Office for Davidson County, Tennessee.

(5) Right-of-Way Easements to Davidson County, Tennessee, of record in Book 2544, Page 388, and in Book 2544, Page 450, Register's Office for Davidson County, Tennessee.

(6) Right-of-Way Easement to Colonial Pipeline Company, of record in Book 3570, Page 15, Register's Office for Davidson County, Tennessee.

(7) Storm Water Detention Agreement of record in Instrument No. 20051026-0129107, Register's Office for Davidson County, Tennessee.

(8) Easement to BellSouth Telecommunications, Inc. of record in Instrument No. 20070625-0075335, Register's Office for Davidson County, Tennessee.

(9) Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884, Register's Office for Davidson County, Tennessee.

(10) Charter of Keeneland Downs Homeowners' Association, Inc., of record in Instrument No. 20100329-0023419, said Register's Office.

(11) Easement for Sanitary Sewers and/or Storm Drainage Water Main, Pumps, and Appurtenances of record in Instrument No. 20140625-0055377, Register's Office for Davidson County, Tennessee.

(12) Declaration of Restrictions and covenants for Stormwater Facilities and Systems of record in Instrument No. 20170714-0070983,Register's Office for Davidson County, Tennessee.

(13) Taxes for the current year, which have been prorated and assumed by Grantor(s) herein and subsequent years not yet due and payable

This is improved property, known as **208 Zenyatta Drive, 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 GRANTEE, and the heirs and/or assigns of said GRANTEE, forever; and, the GRANTOR further covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said GRANTEE, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR.

Witness my/our hand(s) this **24th** day of **October, 2018.**

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 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 **24th** day of **October, 2018.**

_____
Notary Public

My Commission Expires: 1-18-2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY