G-31307-4 BOX 14

SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154569 **DEEDWARRSP**
10/29/2018 08:46:53 AM 2 pgs
Fees: $13.00 Taxes: $1,017.76

20181029-0106580

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$275,070.00.**

Affiant

Subscribed and sworn to before me, this the 26th dayof October, 2018.

Notary Public

My commission expires: 11/5/21
(AFFIX SEAL)

ANDREW THOMAS WOOD 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
Wafy Armanious	**"NEW OWNER"**	**150-14-0-D-124.00co**
221 Zenyatta Drive		
Antioch, TN 37013		

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

Wafy Armanious, 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. 124 on the Final Plat of Keeneland Downs, Phase Two, a Planned Unit Development, of record in Instrument No. 20180525-0050194 as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20180605-0053852 and further corrected by Certificate and Affidavit of Correction to Plat of record 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 dated September 19, 2016, from KDNS Ventures, LLC, a North Carolina limited liability company, of record in Instrument No. 20160920-0098810, and by Quitclaim Deed dated December 29, 2017, of record in Instrument No. 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 as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20180605-0053852 and further corrected by Certificate and Affidavit of Correction to Plat of record 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, said Register's Office.**
3) **Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256, said Register's Office.**
4) **Supplementary Declarations of Restrictive Covenants for Keeneland Downs, of record in Instrument No. 20100329-0023418, and in Instrument No. 20180921-0093579, said Register's Office.**
5) **Right-of-Way Easements to Davidson County, Tennessee, of record in Book 2544, Page 388, and in Book 2544, Page 450, said Register's Office.**
6) **Right-of-Way Easement to Colonial Pipeline Company, of record in Book 3570, Page 15, said Register's Office.**
7) **Storm Water Detention Agreement of record in Instrument No. 20051026-0129107, said Register's Office.**
8) **Easement to BellSouth Telecommunications, Inc. of record in Instrument No. 20070625-0075335, said Register's Office.**

9) **Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884, said Register's Office.**

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, said Register's Office.**

12) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170714-0070983, said Register's Office.**

13) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as: **221 Zenyatta Drive, 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 **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 **26th** day of **October, 2018.**

_____
Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY