31463-5

Box 14

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 201255 DEEDWARRSP
03/04/2019 08:59:47 AM 2 pgs
Fees: $13.00 Taxes: $1,039.66

20190304-0019200

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$280,990.00.**

Kirlos Seif
Affiant

Subscribed and sworn to before me, this the **28th** day of **February, 2019.**

Notary Public

My commission expires: 11/8/21
(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
Salah Mankarious, Mervat Mankarious and Kirlos Seif	**U.S. Bank Home N.A.**	**150-14-0-D-147-00co**
5468 Ruffian Way	**PO Box 20005**	
Antioch, TN 37013	**Owensboro, KY 42304-0005**	

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

Salah Mankarious and Mervat Mankarious, husband and wife, as to an undivided 66-2/3% interest and Kirlos Seif, an unmarried man, as to an undivided 33-1/3% interest, as joint tenants with full rights of survivorship

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. 147 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 20180605-0053852 and Certificate and Affidavit of Correction 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 as shown in Instrument No. 20180525-0050194 and Surveyor's Certificate of Correction in 20180605-0053852 and Certificate and Affidavit of Correction 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 for Keeneland Downs of record in Instrument No. 20050428-0047256, said Register's Office.

(4) Supplementary Declaration 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 Mains, Pumps and Appurtenances of record as Instrument no. 20140625-0055377, said Register's Office.

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

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

This is improved property, known as **5468 Ruffian Way, 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 **28th** day of **February, 2019.**

BMCH Tennessee, LLC, a Delaware limited liability company,
By: UCP, LLC, a Delaware limited liability company, as sole Member

By: _____
John Hennebery, Division President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John Hennebery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Division President** 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 he as such **Division President**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the UCP by himself as such **Division President**, said UCP signing as sole Member.

Witness my hand, at office at Nashville, Tennessee, this **28th** day of **February, 2019.**

Kelly Stenberg
Notary Public

KELLY STENBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 3-8-2022

My Commission Expires: 3/8/2022