# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 277934 DEEDWARRSP
08/30/2019 09:46:44 AM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20190830-0087706

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$297,000.00.**

William Ayoub
Affiant

Subscribed and sworn to before me, this the 27th day of August, 2019.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

**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 |
|---|---|---|
| **William Ayoub**<br>**Eman Michail** | **U.S. Bank National Association** | **150-14-0-D-113-00co** |
| **5437 Ruffian Way** | **P.O. Box 20005** | |
| **Antioch, TN 37013** | **Owensboro, KY 42304** | |

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

**William Ayoub and Eman Michail, husband and wife**

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 .113 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) All matters shown on 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, Register's Office for Davidson County, Tennessee;**

**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 for Keeneland Downs 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, Register's Office for Davidson County, Tennessee;**

**11) Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record as Instrument no. 20140625-0055377, Register's Office for Davidson County, Tennessee;**

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

**13) Taxes for 2019, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.**

This is Improved (____) Unimproved (__X__) property, known as **5437 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 27 day of **August, 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, within and for the State and County aforesaid, 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 and official seal at Nashville, Tennessee, this 27 day of **August, 2019.**

_____
**Notary Public**

**My Commission Expires:** 3/8/22

