32971-4 BOX 14

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 380208 DEEDWARRSP
04/01/2020 09:28:01 AM 2 pgs
Fees: $13.00 Taxes: $1,697.69

20200401-0034818

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$458,834.00**

Jeffrey Mark Fiorita
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2020.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Tara Lynn Bailey and Jeffrey Mark Fiorita	**Inspire Home Loans, Inc.**	**085-14-O-B-015.00co**
1035 Nave Court	**4695 MacArthur Court, Ste 350**	
Nashville, TN 37214	**Newport Beach, CA 92660**	

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

Tara Lynn Bailey and Jeffrey Mark Fiorita, wife and hsuband

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. 15 on the Final Plat of Donelson Downs of record in Instrument No. 20190221-0015852, 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 October 6th, 2017, from Susan Gentry Tarpy of record in Instrument No. 20171103-0112994 and Quitclaim Deed dated October 16th, 2017, of record in Instrument No. 20171103-0112995, and by Special Warranty Deed dated October 16th, 2017, from Jacqueline Noble Nave, as Trustee of The Robert B. Noble Revocable Living Trust u/a dated September 23, 2003, of record in Instrument No. 20171103-0113015 and Quitclaim Deed dated October 16th, 2017, of record in Instrument No. 20171103-0113016, and by Special Warranty Deed dated October 16th, 2017, from Alan Perry Hall and wife, Lois Eileen Hall of record in Instrument No. 20171103-0113026 and Quitclaim Deed dated October 16th, 2017, of record in Instrument No. 20171103-0113027 and by Special Warranty Deed dated October 16th, 2017, from Janice Gail Franks, Kenneth Dale Hall and Alan Perry Hall of record in Instrument No. 20171103-0113165, 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. 20190221-0015852, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Donelson Downs, of record in Instrument No. 20190423-0037390, said Register's Office.**

3) **By-Laws of Donelson Downs Owner's Association, Inc. appended thereto as Exhibit "B", said Register's Office.**

4) **Charter of Donelson Downs Owner's Association, Inc. of record in Instrument No.20190423-0037389, said Register's Office.**

5) **Easements for Water Mains of record in Book 722, Page 303 and Book 722, Page 328, said Register's Office.**

6) **Restrictions of record in Book 1102, Page 139, said Register's Office. Warranty Deed and Flowage Easement of record in Book 2278, Page 315, said Register's Office.**

7) **Perpetual Easements for Highway Purposes of record in Book 4758, Page 444, Book 4764 ,Page 804 and in Book 4828, Page 296, said Register's Office.**

8) **Agreement for Dedication of Easements for Sanitary Sewer and/or Storm Drainage of record in Book 4786, Page 795, Book 4786, Page 798, Book 5180, Page 988, Book 5182, Page 563, and in Book 5275 Page 537, said Register's Office.**

9) **Agreement for the Dedication of a Temporary Easement for the Construction of Sanitary Sewers and/or Drainage Improvements or Water Mains of record in Book 8059, Page 492, said Register's Office.**

10) **Right of Way Acquisition and Temporary Construction Easements of record in Instrument No. 20031203-0173516, Instrument No. 20031203-0173518, Instrument No. 20040109-0003634, and in Instrument No. 20040109-0003644, said Register's Office.**

11) **Easement for the flow of Stones River and the rights of the public therein.**

12) **Rights of upper and lower riparian owners to the flow of the water of Stones River, free from diminution or pollution.**

13) **Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Stones River.**

14) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180418-0036711, said Register's Office.**

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

This is improved property, known as 1035 Nave Court, Nashville, TN 37214.

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 31st day of March, 2020.

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 **31st** day of **March, 2020.**

Kelly Stenberg
Notary Public

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

My Commission Expires: 3-8-22