33747-3 Box 14

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 487947 DEEDWARRSP
10/02/2020 09:55:05 AM 2 pgs
Fees: $13.00 Taxes: $2,194.82

20201002-0113987

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$593,195.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of **September, 2020.**

Notary Public

My commission expires: July 3 2023

(AFFIX SEAL)

JERI 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
Andrew Riley Edwards and Laura Claycomb Edwards	**Inspire Home Loans, Inc. ISAOA/ATIMA**	**085140B03200CO**
2984 Jenry Drive	**4695 MacArthur Court, Suite 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 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

Andrew Riley Edwards and Laura Claycomb Edwards, 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.32 on the Final Plat of Donelson Downs, a Planned Unit Development, 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, all in the Register's Office for Davidson County, Tennessee.

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

1. **If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.**
2. **The Plan of record as shown in Instrument No. 20190221-0015852, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
3. **Declaration of Covenants, Conditions and Restrictions for Donelson Downs, of record in Instrument No. 20190423-0037390, and By-Laws appended thereto as Exhibit "B", Register's Office for Davidson County, Tennessee.**
4. **Charter of Donelson Down Owners 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 in Book 722, Page 328, said Register's Office.**
6. **Restrictions of record in Book 1102, Page 139, said Register's Office.**
7. **Warranty Deed and Flowage Easement of record in Book 2278, Page 315, said Register's Office.**

8. **Perpetual Easement for Highway Purposes of record in Book 4758, Page 444, in Book 4764, Page 804, and in Book 4828, Page 296, Register's Office for Davidson County, Tennessee.**

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

10. **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.**

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

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

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

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

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

This is improved property, known as **2984 Jenry Drive, Nashville, TN 37214**

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 **30th** day of **September, 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 **30th** day of **September, 2020.**

Kelly Stenberg
Notary Public

My Commission Expires: 3.8.22

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