	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Affiant Subscribed and sworn to before me, this the 29th day of December, 2009. Notary Public My commission expires: 11/7/2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Reames	**NEW OWNER**	**130-010-A 023.00 CO**
412 Ellendale Avenue		
Nashville, TN 37205		

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 ACKNOWLEDGE, WE,

Melanie R. Bernard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Reames, a married 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-7 on the plan of Belle Meade Terrace Condominiums, of record in Plat Book 5200, Pages 325 through 329, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Melanie R. Bernard by deed from Janis M. Wootten, of record in Instrument No. 20030822-0122125, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2010, and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **116 Harding Place, C-7, Nashville, TN 37205**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 29th day of December, 2009.

Melanie R Bernard
by KLN atty-in-fact

Melanie R. Bernard
by: Kevin L. Nimmo, her Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20090087649 DEEDWARR
Recvd: 12/30/09 14:26 2 pgs
Fees:13.00 Taxes:555.00



20091230-0118569

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Kevin L. Nimmo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Melanie R. Bernard,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Melanie R. Bernard**, the within named bargainor(s) by the said **Kevin L. Nimmo** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 29th day of December, 2009.

Notary Public

My commission expires: 11/7/2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY