BILL GARRETT, Davidson County
Trans:T20150096959 DEEDWARR
Recvd: 11/13/15 16:02 4 pgs
Fees:23.00 Taxes:592.00
20151113-0115735

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Harding Academy Property Holdings, LLC 170 Windsor Drive Nashville, TN 37205	**NEW OWNER**	**130010A00700CO**

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is **$160,000.00**

Affiant

Sworn to and subscribed before me this 13th day of November 2015.

My commission expires: 9-11-17

Notary Public

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **James F. Turner and wife, Barbara B. Turner**, (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Harding Academy Property Holdings, LLC, a non-profit Tennessee limited liability company**, (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

This is improved property known as: 116 Harding Place, Unit A-7, Nashville, TN 37205.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds himself, his successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 13th day of November 2015.

GRANTOR:

James F. Turner
By: Gregory S. Perrone, Attorney-in-Fact

Barbara B. Turner
By: Gregory S. Perrone, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for James F. Turner and Barbara B. Turner, the within named bargainors, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of James F. Turner and Barbara B. Turner, the within named bargainors by the said Gregory S. Perrone, as such Attorney-in-fact.

Witness my hand and official seal on this 13th day of November, 2015.

Notary Public
My Commission Expires: 3.23.2019

SARAH S. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[Legal Description]

This is improved property known as: 116 Harding Place, Unit A-7, Nashville, TN 37205.

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-7 of Belle Meade Terrace Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act of record in Book 5200, pages 325 through 329, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to James F. Turner and wife, Barbara B. Turner by deed from Michael D. Sontag of record in Instrument No. 200812120119760, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. All matters as shown on that certain plat of record in Plat Book 5200, Page 325-329, in the Register's Office of Davidson County, Tennessee.

3. The premises described herein are condominium apartments established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in T.C.A. Sections 66-27-01, et seq., as amended, subject to the provisions and requirements thereof; and is subject to the By-Laws for the Belle Meade Terrace of record in Book 5730, page 27, Register's Office for Davidson County, Tennessee; deleting, however, any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, marital status, ancestry, disability, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate 42 U.S.C. Section 3604(c). Further, subject to easements, rights, and interests in favor of other unit owners and all sewer, water, electrical, telephone, and any other utility easement now or hereafter established over, through, or upon the land embracing the regime and building thereon; and, also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings as contained in Master Deed establishing a Horizontal Property Regime of Belle Meade Terrace Condominiums of record in Book 5730, page 27; as amended by Restated Master Deed of record in Book 6015, page 94, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer of record in Book 4651, page 912, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4846, page 737, Register's Office for Davidson County, Tennessee.

6. Easements as set forth in Warranty Deed of record in Book 11032, page 431, Register's Office for Davidson County, Tennessee.

7. Rights of parties in possession under existing Leases.

8. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.