BILL GARRETT, Davidson County
Trans:T20150096959 DEEDWARR
Recvd: 11/13/15 16:03 4 pgs
Fees:23.00 Taxes:566.10
20151113-0115736

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**	**130010A02100CO**

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is **$153,000.00.**

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, **W. Brian Reames and wife, Leah B. Reames**, (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 C-5, 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 13 day of November 2015.

GRANTOR:

W. Brian Reames

W. Brian Reames

Leah B. Reames

Leah B. Reames

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 13th day of November, 2015, before me personally appeared **W. Brian Reames and wife, Leah B. Reames**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

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

Notary Public
My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[Legal Description]

This is improved property known as: 116 Harding Place, Unit C-5, Nashville, TN 37205.

Land in Davidson County, TN, being Unit C-5 on the Plan of Belle Meade Terrace Condominiums as of record in Plat Book 5200, pages 325 and 328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of the Belle Meade Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5730, page 27 and restate in Book 6015, page 94, said Register's Office.

BEING the same property conveyed to W. Brian Reames and wife, Leah B. Reames by deed from Gregory S. Perrone, Trustee of record in Instrument No. 200608170101594, 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.