Karen Johnson Davidson County
Batch# 323472 DEEDWARR
12/03/2019 10:39:05 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20191203-0124319

GENERAL WARRANTY DEED

This Instrument Was Prepared By and Return to:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Harding Academy Property Holdings, LLC **170 Windsor Drive** **Nashville, TN 37205**	**New Owner**	**130-01-A-009.00 (B1)** **130-01-A-012.00 (B4)** **130-01-A-034.00 (D10)**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$475,000.00**

Affiant

Sworn to and subscribed before me this 2 day of December, 2019.

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

Notary Public
My commission expires: 12/6/21

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) 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** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **HARDING ACADEMY PROPERTY HOLDINGS, LLC, a Tennessee limited liability company** (the "Grantee"), his successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **116 Harding Place, Unit B1, Nashville, TN 37205**
116 Harding Place, Unit B4, Nashville, TN 37205
116 Harding Place, Unit D10, Nashville, TN 37205

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

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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. Brian Reames and W. Brian Reames are one in the same person.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 2 day of December, 2019.

GRANTOR:

W. Brian Reames

W. Brian Reames

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2 day of December, 2019, before me personally appeared W. Brian Reames, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand, at office, this 2 day of December, 2019.

Carrie Borden

Notary Public

My Commission Expires: 12/6/21

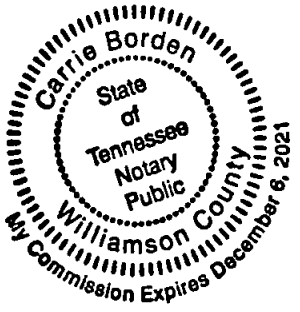


EXHIBIT A
Legal Description

Tract 1:
A certain condominium unit situated in Davidson County, Tennessee, being known as Unit B-1 on the Plan of Building " B" , Belle Meade Terrace Condominiums, of record in Book 5200, pages 325 through 329, inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete location and placement of such Unit, together with the appurtenant interest in the common elements of Belle Meade Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5730, page 27 and as Restated in Book 6015, page 94, Register's Office for Davidson County, Tennessee.

Tract 2:
A certain condominium unit situated in Davidson County, Tennessee, being known as Unit B-4 on the Plan of Building " B" , Belle Meade Terrace Condominiums, of record in Book 5200, pages 325 through 329, inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete location and placement of such Unit, together with the appurtenant interest in the common elements of Belle Meade Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5730, page 27 and as Restated in Book 6015, page 94, Register's Office for Davidson County, Tennessee

Tract 3:
A certain condominium unit situated in Davidson County, Tennessee, being known as Unit D-10 on the Plan of Building " D" , Belle Meade Terrace Condominiums, of record in Book 5200, pages 325 through 329, inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete location and placement of such Unit, together with the appurtenant interest in the common elements of Belle Meade Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5730, page 27 and as Restated in Book 6015, page 94, Register's Office for Davidson County, Tennessee.

Tract 1:
Being the same property conveyed to Brian Reames by Warranty deed from Christine A. Ray, a widow of record in Instrument No. 20150730-0075283 Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on July 30, 2015. (Value of consideration shown in aforementioned deed $125,000.00.) Being also known as 116 Harding Place B-1, Nashville, Tennessee 37205.

Tract 2:
Being the same property conveyed to W. Brian Reames by Warranty deed from Tobi Hancock Williams, Executor of the Estate of Helen C. Hobgood of record in Instrument No. 20150720-0070558 Register's Office for Davidson County, Tennessee, dated July 11, 2015 and recorded on July 20, 2015. (Value of consideration shown in aforementioned deed $150,000.00.) Being also known as 116 Harding Place B-4 Nashville, Tennessee 37205.

Tract 3:
Being the same property conveyed to W. Brian Reames, a married man by Warranty deed from Sarah Hutchison Jones and husband, Bradford Alan Jones of record in Instrument No. 20090717-0067032 Register's Office for Davidson County, Tennessee, dated July 16, 2009 and recorded on July 17, 2009. (Value of consideration shown in aforementioned deed $119,000.00.) Being also known as 116 Harding Place D-10 Nashville, Tennessee 37205.

EXHIBIT B
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 130-01-A-009.00 (B1), 130-01-A-012.00 (B4), 130-01-A-034.00 (D10).

2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 325, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 421, Page 94 and 95, Register's Office for Davidson County, Tennessee.

4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Terrace of record in Book 5730, Page 27, as Restated in Book 6015, page 94, Register's Office for Davidson County, Tennessee.

5. Charter of Belle Meade Terrace HOA, Inc. of record in Book 5730, Page 23, in the Register's Office for Davidson County, Tennessee.

6. Easement granted to Tennessee Department of Transportation of record in Book 11032, Page 431, in the Register's Office for Davidson County, Tennessee.

7. Sanitary Sewer easement of record in Book 4846, page 737 and Book 4651, page 912, Register's Office for Davidson County, Tennessee.

8. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

9. Subject to rights of others in and to the common areas and/or elements.