This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL 105050270.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Blue Sky Construction, Inc.
6 Public Square N
Murfreesboro, TN 37130

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20150012122 DEEDWARR
Recvd: 02/19/15 08:48 2 pgs
Fees:13.00 Taxes:3071.00
20150219-0014253

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **HIGH STREET PARTNERS, A TENNESSEE GENERAL PARTNESHIP**, "Grantor" have this day bargained and sold and do hereby transfer and convey unto **BLUE SKY CONSTRUCTION, INC., A TENNESSEE CORPORATION**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 1, on the Plan of Section Forty-Four, Edgehill Estates, as shown by plat appearing of record in Plat Book 4470, page 182, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to High Street Partners, a Tennessee general partnership, by Quitclaim Deed from 1106 Wade Ave, LLC, a Delaware limited liability company, dated December 18, 2014, appearing of record in Instrument No. 20141218-0115897, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to 1106 Wade Ave, LLC, a Delaware limited liability company, by Warranty Deed from T&C Properties, dated August 15, 2012, appearing of record in Instrument No. 20120816-0073564, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 4470, page 182; Restrictive Covenants, Conditions and Restrictions of Edgehill Estates Subdivision of record in Book 4220, page 723, and Book 4589, page 659; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140822-0076853; all of the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is unimproved property known as 1106 Wade Ave., Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is

unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, it successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, it successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 11th day of February, 2015.

High Street Partners, a Tennessee general partnership

BY: _____
Stephen R. Finlay, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public, personally appeared **Stephen R. Finlay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the **Stephen R. Finlay** of **High Street Partners, a Tennessee General Partnership**, and that he as one of the **General Partners**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as such **General Partner**.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 11th day of February, 2015.

_____
NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$830,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 11th day of February, 2015.

_____
NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016