BILL GARRETT, Davidson County
Trans:T20150063160 DEEDWARR
Recvd: 07/31/15 12:31 2 pgs
Fees:13.00 Taxes:555.00
20150731-0075774

WARRANTY DEED

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 27 day of July, 2015.

Notary Public

My Commission Expires: 5/10/16

(Affix Seal)

DEANNA DAWN JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DeKALB COUNTY
My Commission Expires 5/10/16

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Flipped, LLC	Same	133-05-0-022.00
(NAME)	(NAME)	
1500 Ordway Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, High Street Partners, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and does hereby transfer and convey unto Nashville Flipped, LLC, hereinafter called the Grantee, its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 325, Plan of Sunrise Heights Addition, as shown on plat of record in Plat Book 421, page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same lands conveyed to High Street Partners, LLC from Estate of Joyce Fienstein by Deed of Correction Warranty Deed dated July 22, 2015 and recorded July 22, 2015 in Instrument No. 20150722-0072025, Register's Office, Davidson County, Tennessee.

This property has an address of 424 Veritas Street, Nashville, Tennessee 37211.

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, its successors and/or assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its

successors and/or 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 affixed its signature on this the 27 day of July, 2015.

High Street Partners, LLC

STEPHEN R. FINLAY, Managing Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared STEPHEN R. FINLAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged to be Managing Partner of High Street Partners, LLC, and that he as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing as such Managing Partner.

WITNESS my hand and seal of office in Nashville, Tennessee, on this the 27 day of July, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-10-18.

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH