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

MAP & PARCEL NO: 133050021.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Andrew Tilghman
5809 Hearthstone Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
Same

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 PARTNERSHIP**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **ANDREW TILGHMAN, MARRIED**, "Grantee", his heirs 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. 327, on the Plan of Sunrise Heights Addition, as shown by plat appearing of record in Book 421, page 2, 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 part of the same property conveyed to High Street Partners, by Deed of Correction Warranty Deed from Steven Weathers, Executor of the Estate of Joyce A. Feinstein, dated July 22, 2015, appearing of record in Instrument No. 20150722-0072025, of the Register's Office of Davidson County, Tennessee. Grantee name corrected in Affidavit at Instrument No. 20150924-0097118, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to any and all matters shown on the Plan of record in Book 421, page 2, Register's Office for Davidson County, Tennessee; and 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 426 Veritas Street, Nashville, TN 37211.

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

BILL GARRETT, Davidson County
Trans:T20150100748 DEEDWARR
Recvd: 11/30/15 08:50 2 pgs
Fees:13.00 Taxes:296.00
20151130-0120073

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25th day of November, 2015.

High Street Partners

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 **General Partner** of **HIGH STREET PARTNERS, a Tennessee General Partnership,** and that he as such **General Partner**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as **General Partner**.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 25th day of November, 2015.

_____
NOTARY PUBLIC
My Commission Expires: _____

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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 **$80,000.00** 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 25th day of November, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires:
05-23-2016