BILL GARRETT, Davidson County
Trans:T20160053064 DEEDWARR
Recvd: 06/22/16 11:05 2 pgs
Fees:13.00 Taxes:2368.00
20160622-0063526

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

MAP & PARCEL: 104024C03300CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Timothy J. Balch and Linda E. Balch
110 31st Ave N Unit 503
Nashville, TN 37203

SEND TAX BILLS TO:
New owner

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 **TIMOTHY J. BALCH AND LINDA E. BALCH, HUSBAND AND WIFE**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit 503, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, of the Register's Office for Davidson County, Tennessee, as amended in instruments of record as Instrument No. 20080408-0035628 and Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

TOGEHTER with Parking Space Number 107, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

BEING the same property conveyed to High Street Partners, a Tennessee general partnership, by Quitclaim Deed from DAO Investments, LLC, a Delaware limited liability company, dated December 18, 2014, appearing of record in Instrument No. 20141218-0115894, of the Register's Office for Davidson County, Tennessee.

This is improved property known as 110 31st Ave N, Unit 503, 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 Grantees, their 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 2016 real property taxes which have been prorated between the parties and are assumed by the Grantees.

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 Grantees, their 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 Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 21st day of June, 2016.

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 21st day of June, 2016.

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$640,000.00** 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 21st day of June, 2016.

_____
NOTARY PUBLIC

My Commission Expires: March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE