This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 10412024300

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Paul F. Soper, Trustee
2020 Earlington Drive
Nashville, TN 37215

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 **PAUL F. SOPER, TRUSTEE**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 80 on the Plan of Belmont Park Company's Addition to Nashville, of record in Plat Book 57, page 156, Register's Office for Davidson County, Tennessee.

SAID Lot No. 80 fronts 50 feet on the easterly side of 18th Avenue Souh, or Baxter Boulevard, and runs backbetween parallel lines, 162 feet to an alley.

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. 20141218-0115896, of the Register's Office for Davidson County, Tennessee.

This is improved property known as 1910 18th Avenue South, Nashville, TN 37212.

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 2017 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 heirs 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:T20170051939 DEEDWARR
Recvd: 06/19/17 09:43 2 pgs
Fees:13.00 Taxes:2294.00
20170619-0061011

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15th day of June, 2017.

High Street Partners, a Tennessee general partnership

BY: _____
Matthew Dressel, Authorized Signatory

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public, personally appeared **MATTHEW DRESSEL**, 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 **Authorized Signatory** of **HIGH STREET PARTNERS, a Tennessee General Partnership,** and that he as such **Authorized Signatory**, 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**. * appearing of record in Instrument No. 20170619-0061010 of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 15th day of June, 2017.

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$620,000.00** 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 15th day of June, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY