File Box 248 (1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120038949 DEEDWARR
Recvd: 05/29/12 10:43 2 pgs
Fees:13.00 Taxes:225.70
20120529-0046005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Nicholas S. Howell, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015.
(AFFIX SEAL)

ANN B. WADE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas S. Howell, Trustee of the Logan St Holding Trust No.2843, dated 5/25/12	NEW OWNER	119090204.00
(NAME)	(NAME)	
2479 Murfreesboro Road, #162		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cason A. Dickinson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas S. Howell, Trustee of the Logan St Holding Trust No.2843, dated 5/25/12, with full power to transfer and convey without the joinder of any beneficiary**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Improved Property in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Logan Avenue, 142 ½ feet south of the southerly line of the Old Patterson tract of land know as the "Flatrock Tract" said point being 57 ½ feet south of Davenport's southerly line; thence westwardly 130 feet to a point; thence southwardly and parallel with said Logan Avenue 57 ½ feet to a point; thence eastwardly parallel to the first line 130 feet to a point in the westerly margin of Logan Avenue; thence northwardly 57 ½ feet to the point of beginning.

INCLUDED in this conveyance is the Grant of Easement executed by and between Cason A. Dickinson, Grantor, and Global Signal Acquisitions IV, LLC of record in Instr. No. 20110110-00026654, said Register's Office, to all terms, conditions, and restrictions.

Being part of the same property conveyed to Cason A. Dickinson by deed from Roy S. Jones Construction Company, Inc. of record in Book 10308, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2012 taxes, assumed by the Grantee; Subject to Memorandum of Leases Agreement executed by and between Cason A. Dickson, Lessor and Powertel/Memphis, Inc., Lessee, of record in Book 10826, page 393, said Register's Office. Pursuant to an Assignment and Assumption of Lease executed by Pewertel/Memphis, Inc., Assignor, and Powertel Memphis Towers, LLC, Assignee, of record in Book 11520, page 220, said Register's Office. Memorandum of Lease executed by Pewertel/Memphis, Inc., and Powertel Memphis Towers, LLC, of record in Book 11520, page 229, said Register's Office. Powertel Towers assigned all its right, title and interest in and to the Tenant Lease to Crown, which assumed all of rights and obligations thereunder in Book 11520, page 236, said Register's Office. Included under these instruments are the rights of ingress and egress and Overhead Electric & Public Utility Easements. Subject to all terms, conditions, and restrictions, of the Grant of Easement by and between Cason A. Dickinson, Grantor, and Global Signal Acquisitions IV, LLC of record in Instr. No. 20110110-00026654, said Register's Office Subject to the rights and claims of parties in possession.

This property is being sold as is.

unimproved ☒

This is improved ☐ property, known as 2843 Logan Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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.

Witness my hand this 25th day of May, 2012.

Cason A. Dickinson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Cason A. Dickinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of May, 2012.

Commission expires: October 5, 2015

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Ann B. Waddell

Notary Public