File Box
243

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BILL GARRETT, Davidson County
Trans:T20140041263 DEEDWARRSP
Recvd: 06/11/14 14:52 3 pgs
Fees:18.00 Taxes:222.00
20140611-0050991

*ADDRESS NEW OWNER:*
*Brent L. Miller*
*310 Radnor Street*
*Nashville, TN 37211*
*SEND TAX BILL:*
*Brent L. Miller*
*310 Radnor Street*
*Nashville, TN 37211*
*MAP AND PARCEL: 11909020400*

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of June, 2014.

NOTARY PUBLIC

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

My Commission Expires: October 05, 2015

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **CB Investments, LLC, a Tennessee limited liabilty company**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto Brent L. Miller, a single man, his heirs and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property known as: 2843 Logan Street, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract of 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.

And now **CB Investments, LLC, a Tennessee limited liabilty company**, for the express purpose of

carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Brent L. Miller, a single man**, his heirs and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 9th day of June, 2014.

CB Investments, LLC

By:_____
Richard J. Harris, Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard J. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Chief Manager, of CB Investments, LLC, a Tennessee limited liabilty company, the bargainor, and as such Chief Manager, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2014.

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 05, 2015

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

# EXHIBIT "A"
# LEGAL DESCRIPTION

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 the same property conveyed to Nicholas S. Howell, Trustee of the Logan St Holding Trust No.2843, dated 5/25/12 by deed from Cason A. Dickinson of record in Instrument No. 20120529-0046005, Register's Office for Davidson County, Tennessee. Further conveyed to CB Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Nicholas S. Howell, Trustee of the Logan St Holding Trust No. 2843, dated 5/25/12, of record in Instr. No. 20140530-0046733, said Register's Office.

This conveyance is subject to 2014 taxes, assumed by the Grantees. 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. Property is sold as is, where is.