BILL GARRETT, Davidson County
Trans:T20140096203 DEEDWARRSP
Recvd: 12/23/14 15:40 5 pgs
Fees:28.00 Taxes:915.01
20141223-0117654

SPECIAL WARRANTY DEED
STATE OF TENNESSEE
COUNTY OF DAVIDSON

This Instrument Was Prepared By:
William B. Owen
2116 Golf Club Lane
Nashville, TN 37215
BPR 3471

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Ronda Lee Miller 5371 BLUE HOLE ROAD ANTIOCH, TN 37013	SAME	162-121.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration for this transfer is $247,300.00

Subscribed and sworn to before me, this the 23 day of December, 2014.

Ronda Lee Miller
Affiant: Ronda Lee Miller

Kimberly B. Chisholm
Notary Public

My commission expires: 9-23-2015

KIMBERLY B. CHISHOLM STATE OF TENNESSEE NOTARY PUBLIC (Seal) DAVIDSON COUNTY

For and in consideration of the sum of $10.00 cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jean M. Owen, hereinafter called Grantor, has this day bargained and sold, and by these presents does transfer and convey unto Ronda Lee Miller, hereinafter called Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

A tract of land located in the 5th Civil District of Davidson County, Tennessee, and being the south end corner of a tract of land purchased from R.E. Minton, Trustee of record in Book 577, page 152, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a hickory tree at the intersection of the land of Ben Shelton and the Blue Hole Road, and running along the line of said Shelton 440 feet to a stake; thence north 300 feet to a stake; thence east 594.5 feet, more or less, to a stake at the intersection of the Blue Hole Road; thence south along the Blue Hole Road 296 feet, more or less, to the beginning containing three acres, more or less.

From the property above described, Grantor hereby expressly retains permanent easements to, on and across the said property for use as one or more cell phone tower(s) locations as well access and utility easements for the construction, maintenance and support of such towers and ancillary equipment. The initial locations of such easements

are reflected as "Owen Easements" in drawing of the property attached to this deed as Schedule A and made a part hereof by reference. Grantor also retain construction easements in the immediate areas of the property surrounding the areas designated as Owen Easements for use by Grantor or Grantor's transferees, lessees, agents and assigns in connection with construction, maintenance and support of such towers and equipment and in support of the construction of such towers and all equipment and ancillary items necessary or required in connection with the tower(s). Furthermore Grantor reserves the right to move the Owen Easements within said property to meet Grantor's needs and requirements as well as the needs and requirements of Grantor's lessees, transferees, or assigns including those the cell phone tower owners, lessees and operators. Grantor may at any time and from time to time lease, transfer and assign any and all of such easements as Grantor sees fit without the permission of or compensation to Grantee.

This conveyance is made by Grantor and Grantee accepts said property subject to these expressed permanent easements being retained by Grantor and subject to all limitations, restrictions, other easements or other matters of record.

Being the same property conveyed to Jean M. Owen by Successor Trustee's Deed from J. TIMOTHY STREET, Successor Trustee of record as Instrument # 201012200100849 and Affidavit of record as Instrument # 201401030000606 Register's Office for Davidson County, Tennessee, and being the same property conveyed to Ronda Lee Miller and Yvonne Darlene McMullen from William B. Owen by Warranty Deed of record as Instrument # 200401140005945, Register's Office for Davidson County, Tennessee.

This is improved property known as 5371 Blue Hole Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as stated above or reflected in the records of Register of Deeds of Davidson County Tennessee. Grantor covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to Grantees, his heirs and assigns, against the lawful claims of all persons claiming through or under Grantor.

WITNESS my hand this 23rd day of December 2014.

Jean Marie Owen

Jean M. Owen Grantor

William B. Owen, as the husband of Jean M. Owen, does hereby enter into this

conveyance for the sole purpose of conveying to Grantee any interest which he may have in the above described property.

William B. Owen

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, Kimberly B. Chisholm, a Notary Public in and for said County and State, Jean M. Owen and William B. Owen, the within named bargainers with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 23rd day of December 2014.

Kimberly B. Chisholm (Affix Seal)
Notary Public

My Commission expires 9-23-2015.

KIMBERLY B. CHISHOLM
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

SCHEDULE A

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O.E. = OWEN EASEMENT

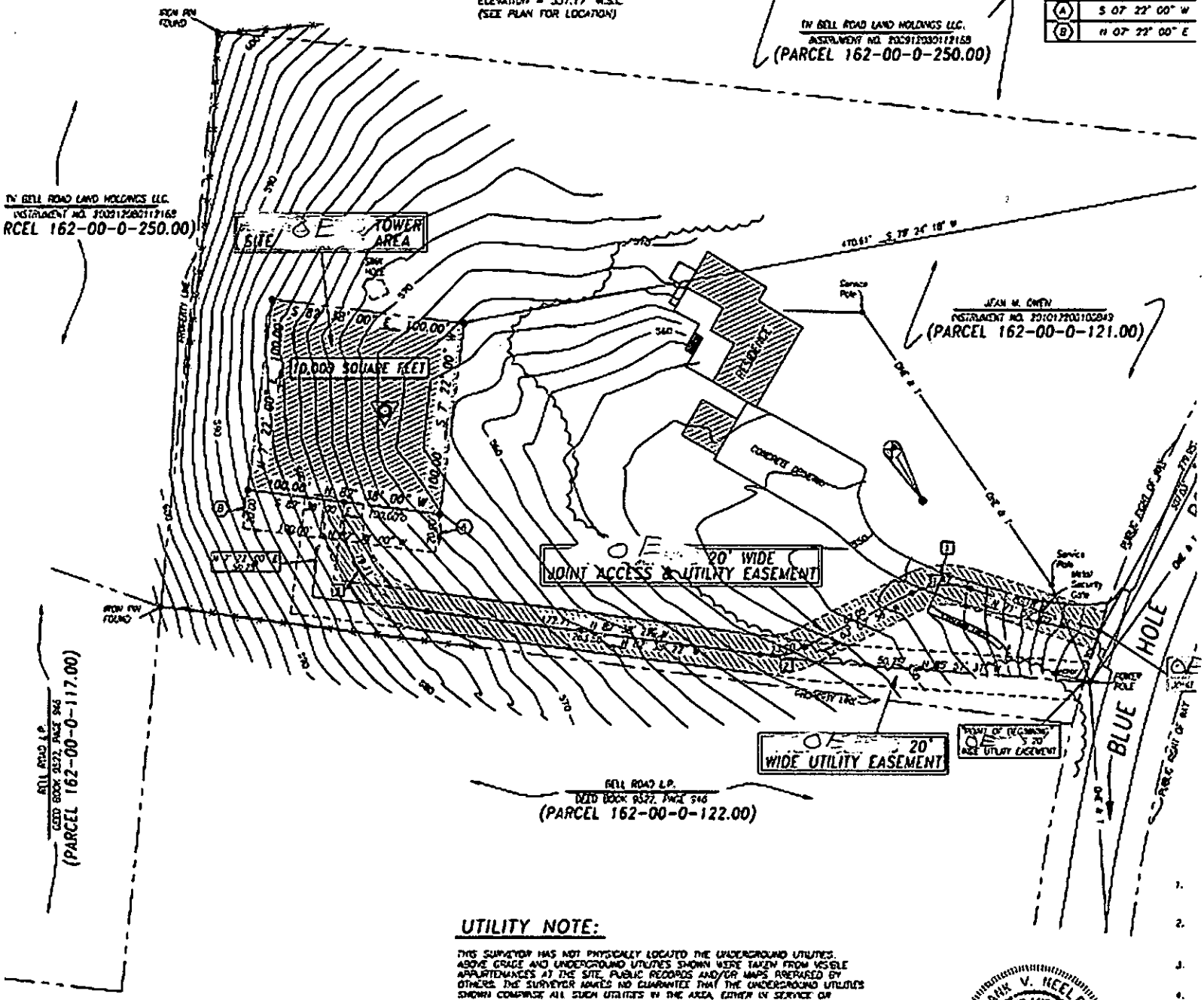
OD HAZARD STATEMENT:

COMMUNICATIONS SITE (THE SUBJECT SITE AS SHOWN) IS NOT LOCATED WITHIN LIMITS OF A DESIGNATED 100 YEAR FLOOD ZONE PER FEMA\FIRM COMMUNITY PANEL NUMBER #7037C 0266 F, DAVIDSON COUNTY, NESSEE. EFFECTIVE DATE APRIL 20, 2001.

PROJECT BENCHMARK

PROJECT BENCHMARK ELEVATION DATUM IS BASED UPON GPS SURVEY METHODS AND PROCEDURES.
TOP OF "CAPPED" IRON PIN SET THIS SURVEY
ELEVATION = 551.17' M.S.L.
(SEE PLAN FOR LOCATION)

PERIMETER DATA - 20' WIDE TURN AROU	
NO.	BEARING
A	S 07° 22' 00" W
B	N 07° 22' 00" E



CENTERLINE DATA - O.E. - 20' WIDE JOINT ACCESS & UTILITY EASEMENT

	DELTA/BEARING	RADIUS	LENGTH	TAN	CHORD
]	45° 00' 00"	40.00'	31.42'	16.57'	S 85° 37' 58" W/30.63
]	34° 13' 40"	40.00'	23.90'	12.32'	S 00° 14' 48" W/23.54'
]	90° 00' 32"	50.76'	79.71'	62.76'	N 37° 33' 11" W/71.77'

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

FRANK V. KEELE
REGISTERED LAND SURVEYOR
No. 1451
STATE OF TENNESSEE

SCHEDULE A
PAGE 2 OF 2

OE = OWEN EASEMENT

OE TOWER SITE AREA DESCRIPTION

BEGINNING AT A CAPPED "DIAMONDALE MONUMENT" IRON PIN AT THE NORTHEAST CORNER OF AT&T MOBILITY'S TOWER SITE LEASEHOLD AREA, SAID PIN BEING SOUTH 79 DEGREES 34 MINUTES 18 SECONDS WEST, 4,263.61 FEET FROM AN IRON PIN FOUND IN THE WEST MARGIN OF BELL ROAD REPRESENTING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JEAN M. OWEN, OF RECORD IN INSTRUMENT NO. 201611220016043, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, SOUTH 1 DEGREES 23 MINUTES 00 SECONDS WEST, 100.00 FEET TO A CAPPED "DIAMONDALE MONUMENT" IRON PIN SET AT THE SOUTHEAST CORNER OF AT&T MOBILITY'S TOWER SITE LEASEHOLD AREA;

THENCE, NORTH 88 DEGREES 36 MINUTES 00 SECONDS WEST, 100.00 FEET TO A CAPPED "DIAMONDALE MONUMENT" IRON PIN SET AT THE SOUTHWEST CORNER OF AT&T MOBILITY'S TOWER SITE LEASEHOLD AREA;

THENCE, NORTH 1 DEGREES 23 MINUTES 00 SECONDS EAST, 100.00 FEET TO A CAPPED "DIAMONDALE MONUMENT" IRON PIN SET AT THE NORTHWEST CORNER OF AT&T MOBILITY'S TOWER SITE LEASEHOLD AREA;

THENCE, SOUTH 88 DEGREES 36 MINUTES 00 SECONDS WEST, 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,000 SQUARE FEET, (0.23 ACRES)

BEING A PORTION OF THE PROPERTY CONVEYED TO JEAN M. OWEN, OF RECORD IN INSTRUMENT NO. 201611220016043, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

OE TURN AROUND EASEMENT AREA DESCRIPTION

BEGINNING AT A CAPPED "DIAMONDALE MONUMENT" IRON PIN AT THE SOUTHEAST CORNER OF AT&T MOBILITY'S TOWER SITE LEASEHOLD AREA;

THENCE, SOUTH 1 DEGREES 23 MINUTES 00 SECONDS WEST, 20.00 FEET TO A POINT;

THENCE, NORTH 88 DEGREES 36 MINUTES 00 SECONDS WEST, 40.00 FEET TO A POINT;

THENCE, NORTH 1 DEGREES 23 MINUTES 00 SECONDS EAST, 20.00 FEET TO A CAPPED "DIAMONDALE MONUMENT" IRON PIN SET AT THE SOUTHWEST CORNER OF AT&T MOBILITY'S TOWER SITE LEASEHOLD AREA;

THENCE, WITH THE SOUTH MARGIN OF AT&T MOBILITY'S TOWER SITE LEASEHOLD AREA, SOUTH 88 DEGREES 36 MINUTES 00 SECONDS WEST, 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,000 SQUARE FEET, (0.046 ACRES)

BEING A PORTION OF THE PROPERTY CONVEYED TO JEAN M. OWEN, OF RECORD IN INSTRUMENT NO. 201611220016043, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

OE 20' WIDE JOINT ACCESS & UTILITY EASEMENT AREA DESCRIPTION

BEING A TWENTY FOOT WIDE JOINT ACCESS AND UTILITY EASEMENT EXTENDING FROM THE WEST MARGIN OF BLUE HOLE ROAD TO THE SOUTH MARGIN OF AT&T MOBILITY'S TOWER SITE LEASEHOLD AREA, AS ALL DATES BEING TEN FEET WIDE EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT A POINT IN THE WEST MARGIN OF BLUE HOLE ROAD BEING SOUTH 26 DEGREES 37 MINUTES 33 SECONDS WEST, 379.90 FEET FROM AN IRON PIN FOUND IN THE WEST MARGIN OF BELL ROAD REPRESENTING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JEAN M. OWEN, OF RECORD IN INSTRUMENT NO. 201611220016043, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING THE WEST MARGIN OF BLUE HOLE ROAD, NORTH 71 DEGREES 32 MINUTES 02 SECONDS WEST, 70.19 FEET TO A POINT;

THENCE, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, AND A RADIUS OF 40.00 FEET, A DISTANCE OF 31.42 FEET TO A POINT;

THENCE, SOUTH 63 DEGREES 27 MINUTES 58 SECONDS WEST, 67.05 FEET TO A POINT;

THENCE, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 34 DEGREES 13 MINUTES 43 SECONDS, AND A RADIUS OF 40.00 FEET, A DISTANCE OF 23.90 FEET TO A POINT;

THENCE, NORTH 82 DEGREES 39 MINUTES 22 SECONDS WEST, 172.71 FEET TO A POINT;

THENCE, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 22 SECONDS, A RADIUS OF 30.74 FEET, AND A CHORD BEARING OF NORTH 37 DEGREES 39 MINUTES 11 SECONDS WEST, 71.77 FEET, A TOTAL DISTANCE OF 79.71 FEET TO A CAPPED "DIAMONDALE MONUMENT" IRON PIN SET IN THE SOUTH MARGIN OF AT&T MOBILITY'S TOWER SITE LEASEHOLD AREA CONTAINING 8,820 SQUARE FEET, (0.202 ACRES)

BEING A PORTION OF THE PROPERTY CONVEYED TO JEAN M. OWEN, OF RECORD IN INSTRUMENT NO. 201611220016043, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

OE 20' WIDE UTILITY EASEMENT AREA DESCRIPTION

BEING A TWENTY FOOT WIDE UTILITY EASEMENT EXTENDING FROM THE WEST MARGIN OF BLUE HOLE ROAD TO THE SOUTH MARGIN OF AT&T MOBILITY'S TOWER SITE LEASEHOLD AREA, AT ALL DATES BEING TEN FEET WIDE EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT A POINT IN THE WEST MARGIN OF BLUE HOLE ROAD BEING SOUTH 27 DEGREES 25 MINUTES 57 SECONDS WEST, 359.83 FEET FROM AN IRON PIN FOUND IN THE WEST MARGIN OF BELL ROAD REPRESENTING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JEAN M. OWEN, OF RECORD IN INSTRUMENT NO. 201611220016043, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING THE WEST MARGIN OF BLUE HOLE ROAD, NORTH 85 DEGREES 57 MINUTES 31 SECONDS WEST, 138.18 FEET TO A POINT;

THENCE, NORTH 62 DEGREES 38 MINUTES 22 SECONDS WEST, 253.36 FEET TO A POINT;

THENCE, NORTH 3 DEGREES 32 MINUTES 00 SECONDS EAST, 83.25 FEET TO A POINT IN THE SOUTH MARGIN OF AT&T MOBILITY'S TOWER SITE LEASEHOLD AREA CONTAINING 8,243 SQUARE FEET, (0.189 ACRES)

BEING A PORTION OF THE PROPERTY CONVEYED TO JEAN M. OWEN, OF RECORD IN INSTRUMENT NO. 201611220016043, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FRANK V. NELLIS LICENSED LAND SURVEYOR STATE OF TENNESSEE

FIELD DATE: FEBRUARY 23,