BILL GARRETT, Davidson County
Trans:T20150054804 DEEDWARR
Recvd: 07/07/15 15:07 3 pgs
Fees:18.00 Taxes:9361.00
20150707-0065855

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,530,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 2015

NOTARY PUBLIC

My Commission Expires: 9-22-2015

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bellsouth Telecommunications, LLC c/o AT&T Services, Inc. 225 W. Randolph St. Z1 Chicago, IL 60606	AT&T Services, Inc. 1 AT&T Way Bedminster, NJ 07921	106-02-0-029.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CB COLLISION, INC., A TENNESSEE CORPORATION

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY

hereinafter called the GRANTEE, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing railroad spike on the northerly right of way line of Lannie Boswell Avenue, 50 feet in width, at a common corner with the property conveyed to Rogers Acquisition Co., Inc., of record in Book 6714, page 345 at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right of way of Lannie Boswell Avenue for the following four calls:

1) North 69° 11' 03" West, 322.00 feet to an existing iron rod,

2) With a curve to the right having a radius of 424.70 feet, a curve length of 254.99 feet and a chord bearing and distance of North 51° 59' 03" West, 251.17 feet to a point,

3) North 34° 47' 03" West, 44.50 feet to a PK nail set,

4) With a curve to the right having a radius of 186.10 feet, a curve length of 134.52 feet and a chord bearing and distance of North 14° 04' 33" West, 131.61 feet to an existing iron rod at the beginning of a radius return to Elm Hill Pike;

Thence with said return being a curve to the right having a radius of 25.00 feet, a curve length of 39.27 feet and a chord bearing and distance of North 51° 37' 57" East, 35.36 feet to an existing iron rod on the southerly right of way line of Elm Hill Pike, 80 feet in width;

Thence with the southerly right of way of Elm Hill Pike, South 83° 22' 03" East, 503.69 feet to an existing iron rod on the westerly right of way line of Interstate 40;

Thence with the westerly right of way line of Interstate 40 for the following two calls:

1) South 49° 46' 09" East, 274.10 feet to an existing concrete monument;

2) South 56° 22' 06" East, 13.42 feet to an iron rod set at a corner common with the said Rogers Acquisition property;

Thence with the northerly line of Rogers Acquisition, North 88° 46' 49" West, 110.50 feet to an existing iron rod;

Thence with the westerly line of Rogers Acquisition, South 20° 48' 57" West, 230.00 feet to the point of beginning, containing 190,274 square feet or 4.368 acres more or less.

Being the same property conveyed to CB COLLISION, INC., by deed from SOLITUDE DEVELOPMENT, LLC, of record as Instrument No. 20110620-0047311, dated June 15, 2011, said Register's Office.

This improved property is known as 911 Elm Hill Pike, Nashville, TN 37210.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever. We do covenant with said GRANTEE 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their successors 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 our hands this 6th day of July, 2015.

CB COLLISION, INC.

BY: Chad A Gray Denson

ITS: President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CHAD A. GARY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of CB COLLISION, INC., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal at office, this 6th day of July, 2015

Notary Public

My commission expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
June 21, 2016