Prepared by and return to:
Kutak Rock LLP
Attn: Allissa L. Sims
234 East Millsap Road, Suite 200
Fayetteville, AR 72703

BILL GARRETT, Davidson County
Trans:T20150094831 DEEDWARRSP
Recvd: 11/06/15 11:12 4 pgs
Fees:23.00 Taxes:167.90
20151106-0113312

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 24 day of April, 2015, between WINDSTREAM KDL, LLC, a Kentucky limited liability company, successor in interest to Kentucky Data Link, Inc. ("Seller"), duly organized under and by virtue of the laws of the State of Kentucky, party of the first part, and CSL TENNESSEE REALTY, LLC, a Delaware limited liability company, party of the second part ("Buyer"), whose mailing address is 10802 Executive Center Drive, Benton Bldg., Suite 300, Little Rock, AR 72211.

WITNESSETH: That for and in consideration of the sum of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Seller has bargained and sold and does hereby bargain, sell, convey and confirm unto Buyer the real estate situated and being in Nashville, County of Davidson, State of Tennessee, together with the buildings, fixtures, and improvements thereon, legally described on **Exhibit "A"** attached hereto, together with all the appurtenances and hereditaments thereto (the "Property"), subject to current taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose.

TO HAVE AND TO HOLD, all and singular, the Property to Buyer, their successors and assigns to their own use forever.

Seller does hereby covenant with Buyer that it is the lawful owner in fee of the Property, and that it has good right to sell and convey the same; and that Seller will warrant and defend the same against all claims and demands of all persons claiming by or through Seller, but against none other, subject to the matters above set forth.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Seller has caused this instrument to be executed by and through its duly authorized officer as of this 24 day of April, 2015.

SELLER:

WINDSTREAM KDL, LLC, a Kentucky limited liability company, successor in interest to Kentucky Data Link, Inc.

Kristi Moody, Senior Vice President/Corporate Secretary

STATE OF ARKANSAS]
COUNTY OF Pulaski]

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kristi Moody, with whom I am personally acquainted, and who upon oath, acknowledged herself to be a Senior Vice President/Corporate Secretary of WINDSTREAM KDL, LLC, a Kentucky limited liability company, successor in interest to Kentucky Data Link, Inc., the within named Seller, and that she executed the foregoing instrument for the purposes therein contained, by signing for and in the name and behalf of said limited liability company.

Witness my hand and seal this 27 day of February, 2015.

SHELLY V. MCGHEE
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 27, 2023
Commission No. 12394895

Notary Public

My Commission Expires: July 27, 2023

EXHIBIT A

Legal Description

TRACT 1 (Ref. No. EY3980)

Land in Davidson County, Tennessee, being Lot No. 5 on the Map showing the re-Subdivision of Lot No. 41 on the Plan of Dr. E. T. Brown's Subdivision of the J. B. King Land, of record in Book 332, Page 69, Register's Office for said County, described as follows:

Said Lot No. 5 fronts 99.6 feet on the south side of Trinity Lane and runs back between lines 250.7 feet on the east line and 220 feet on the west line, along the east right of way line of L & N Railroad, to a dead line in the rear, on which it measures 173.8 feet.

Being the same property conveyed to the Seller by Stella Pauline Kilgore, Surviving Tenant by the Entirety, of record at Instrument No. 20011203-0132529 in the Register's Office of Davidson County, Tennessee.

Map/Parcel 07205012100

****

(FOR RECORDING DATA ONLY)

Property Address:
1006 Trinity Lane
Nashville, Davidson County, TN

Property Owner:
CSL TENNESSEE REALTY, LLC, a Delaware limited liability company
10802 Executive Center Drive
Benton Bldg., Suite 300
Little Rock, AR 72211

Map & Parcel Number:
07205012100

Mail tax bills to (Person or Agency responsible for payment of taxes):

Windstream Communications
Attn: Christine Zihala
4001 Rodney Parham Road
Little Rock, AR 72212

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,378.67, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeffrey Small
Affiant [Buyer]

Subscribed and sworn to before me this 27 day of February, 2015.

Shelly V McGhee
Notary Public

SHELLY V. MCGHEE
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 27, 2023
Commission No. 12394895

My Commission Expires:
July 27, 2023

State tax: $ 167.90
Recording fee: $ 18.00
Total: $ 185.90