Davidson County DEEDWARR
Recvd: 07/08/16 14:57 5 pgs
Fees:28.00 Taxes:185.00
20160708-0070209

THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL #'S: 091080185
Matthew W. Barnes, Esq. Burr & Forman LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 **WHEN RECORDED RETURN TO:** Linear Title Ocean Technology Plaza, First Floor 127 John Clarke Road Middletown, Rhode Island 02842 Attention: _____	Global Signal Acquisitions IV LLC	4507 Kentucky Avenue Nashville, TN 37209	Crown Castle USA Inc. 2000 Corporate Drive Canonsburg, Pennsylvania 15317 Attention: Real Estate Department	

WARRANTY DEED

THIS INDENTURE, made and entered into this 24 day of June, 2016, by and between **ROBERT B. SNEED, JR.**, an individual, whose address is 12 Driftwood Drive, Key West, Florida 33040 (hereinafter "**Grantor**") and **GLOBAL SIGNAL ACQUISITIONS IV LLC,** a Delaware limited liability corporation, with a mailing address of c/o Crown Castle USA Inc., General Counsel, 2000 Corporate Drive, Canonsburg, PA 15317 (hereinafter "**Grantee**");

W I T N E S S E T H :

THAT for and in consideration of Ten Dollars and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This being a portion of the property conveyed to Grantor in that certain Quitclaim Deed dated March 26, 1991 and of record in Deed Book 8320, Page 424 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, [his/her/their/its] heirs, personal representatives, successors and assigns in fee simple forever.

AND, Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the day and year first above written.

ATTEST:

Marjorie Jozwiak

Title:

GRANTOR:

ROBERT B. SNEED, JR.

STATE OF ~~TENNESSEE~~ FLORIDA)

COUNTY OF MONROE)

Personally appeared before me, JOANNE V. CATES, a Notary Public in and for said State and County, **ROBERT B. SNEED, JR.**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office, on this 24th day of June, 2016.

Notary Public

My Commission Expires:

JOANNE V, CATES
Commission # EE 871362
Expires February 16, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

(Notary Seal)

27107154 v1
BU# 878568; Sneed

AFFIDAVIT OF VALUE

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 $ 50,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of June, 2016.

Notary Public

My Commission Expires:

JOANNE V. CATES
Commission # EE 871362
Expires February 16, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

#

(For Recording Data Only)#

27107154 v1
BU# 878568; Sneed

EXHIBIT "A"

Description Of Real Estate

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Tract No. 11:

Land in Davidson County, Tennessee, being Lot No. 37 on the unrecorded Map of the Subdivision of the Beatrice Lockhart Property, in the old 25th Ward of the City of Nashville, and described according to a copy of a survey thereof made by S.R. Sanford, Jr., Civil Engineer, dated December 14, 1932, as follows:

Said Lot No. 37 fronts 50 feet on the Southerly margin of Kentucky Avenue and extends back between parallel lines 155 feet to an alley.

Parcel Id #091080185

This being a portion of the properties conveyed to Robert B. Sneed, Jr., from RB Investments, a Tennessee general partnership composed of James R. Overby and Robert B. Sneed Jr., in a Quitclaim deed dated March 26, 1991 and recorded April 1, 1991 in Book 8320 Page 424 in Davidson County, Tennessee.

Said property being more particularly described as follows:

COMMENCING at a magnetic control point located at Tennessee State Plane Coordinates N:666025.24 E:1719969.13; thence South 40 degrees 47 minutes 30 seconds East, 47.90 feet to an iron pin (set) at the northeast corner of the herein described tower parcel, said iron pin being further located at Tennessee State Plane Coordinates N: 665988.98 E: 1720000.42, this being the **TRUE POINT OF BEGINNING;**

Thence, South 02 degrees 01 minutes 10 seconds East, 155.00 feet to an iron pin (set);

Thence, South 87 degrees 58 minutes 50 seconds West, 50.00 feet to an iron pin (set);

Thence, North 02 degrees 01 minutes 10 seconds West, 155.00 feet to an iron pin (set);

Thence, North 87 degrees 58 minutes 50 seconds East, 50.00 feet to the **POINT OF BEGINNING**. Containing 7,750.00 square feet, or 0.18 acres.

True Copy Certification

I, Rayanne Ramsay, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Rhode Island

County of Newport

Personally appeared before me, Mackenzie Harrington, a notary public for this county and state, Rayanne Ramsay who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/16/2016
Notary' Seal (if on paper)

RHODE ISLAND
NOTARY PUBLIC
MACKENZIE HARRINGTON
EXPIRES 11/16/2016
ID# 754677