Davidson County DEEDWARRSP
Recvd: 11/09/16 15:47 7 pgs
Fees:37.00 Taxes:0.00
20161109-0118854

This instrument prepared by:

Vertical Bridge LANDCO, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
Phone: (561) 923-0734
Attn: General Counsel

Return Recorded Document to:

Vertical Bridge LANDCO, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
Phone: (561) 923-0734
Attn: General Counsel

1605744

Name and Address Of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers:
Vertical Bridge LANDCO, LLC, 750 Park of Commerce Drive, Suite 200 Boca Raton, FL 33487	Vertical Bridge LANDCO, LLC P.O. Box 812277 Boca Raton, FL 33481-2277	04108001700

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by the hereinafter named grantees, the receipt of which is hereby acknowledged, the undersigned *Vertical Bridge CCAM, LLC, a Delaware limited liability company f/k/a iHeartMedia Tower Co. I, LLC, having an address at 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487 (hereinafter called the "**GRANTOR**"), have bargained and sold, and by these presents do transfer and convey unto *Vertical Bridge LANDCO, LLC, a Delaware limited liability company, having an address at 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487 (hereinafter called the **GRANTEE**"), its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in the attached Exhibit A:

This is: unimproved ( ) improved (x) property, known as

****NOTICE TO RECORDER***: This instrument conveys real property to a business entity that is wholly owned by the same parent entity as the Grantor, not in exchange for any ownership interests in such business entity nor for any monetary consideration. Accordingly, [no][nominal transfer tax in the amount of $_____] is due in connection with this conveyance.

US-TN-5003
BNA-007

1160 Old Hickory Boulevard		Madison	TN	37115
(House Number)	(Street)	(City)	(State)	(Zip)

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 heirs and assigns, forever. GRANTOR does covenant with said GRANTEE that GRANTOR is are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, subject to: (i) any matters of record as of the date hereof, (ii) any easements, rights of public utility companies, rights of way, covenants, conditions, licenses, restrictions, reservations of mineral rights (with surface rights being waived) or similar non-monetary encumbrances that do not (a) impair the use or operation of the Property as a communications tower facility, including the rental to subtenants or (b) constitute an option, right of first refusal or other right to acquire the property, (iii) rights of tenants in possession of the Property pursuant to tenant leases, (iv) agreements with governmental authorities related to the construction, use, or operation of the Property, (v) zoning laws and other laws related to the use and operation of communications towers, and (vi) taxes, special assessments, government charges or levies not yet due and payable (the "Permitted Exceptions").

GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under GRANTOR, but no further or otherwise, subject to the Permitted Exceptions. 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.

[Remainder of page intentionally left blank; signature pages of the parties hereto follow immediately hereafter.]

Witness our hands as of the 19th day of October, 2016.

GRANTOR:

VERTICAL BRIDGE CC AM, LLC, a Delaware limited liability company

By: _____
Name: Daniel Marinberg
Title: Vice President

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

THIS INSTRUMENT was acknowledged before me on October 19, 2016, by Daniel Marinberg, the Vice President of Vertical Bridge CC AM, LLC, a Delaware limited liability company, on behalf of said company.

WITNESS my hand and official seal.

_____
Notary's Signature
Printed Name: _____
My commission expires:
(SEAL)

KATHRYNN CAMPBELL
MY COMMISSION # FF967709
EXPIRES April 14, 2020
(407) 398-0153 FloridaNotaryService.com

OATH OF CONSIDERATION
(MUST BE ON ALL DEEDS EXECUTED BY GRANTEE)

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY SWEARS OR AFFIRMS THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

GRANTEE/AFFIANT:

Vertical Bridge LANDCO, LLC
a Delaware limited liability company

By: _____
Name: Daniel Marinberg
Title: Vice President

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

THIS INSTRUMENT was acknowledged before me on October 19, 2016, by Daniel Marinberg, the Vice President of Vertical Bridge LANDCO, LLC, a Delaware limited liability company, on behalf of said company.

WITNESS my hand and official seal.

_____
Notary's Signature
Printed Name: _____
My commission expires:
(SEAL)

KATHRYNN CAMPBELL
MY COMMISSION # FF967709
EXPIRES April 14, 2020
(407) 398-0153 FloridaNotaryService.com

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being more particularly described according to a survey by Ragan-Smith Associates, Project No. 77-020, Work Order No. 4914, dated May 10, 1995 as follows:

Beginning at an existing iron pin on the northerly margin of Old Hickory Boulevard, said pin being N 27° 13' 03" East, 30 feet from the centerline of Old Hickory Boulevard and being 19 feet westerly of a point in the center of a concrete culvert and about 628 feet westerly of the centerline of Dickerson Pike as measured along the original centerline of Old Hickory Boulevard; thence,

1. with the northerly margin of Old Hickory Boulevard with a 2835.00 foot radius curve to the right a distance of 806.07 feet to an existing iron pin at the southeasterly corner of Lot 19 on the Plan of Hickory Acres Subdivision, Section 1 (not of record), said curve having a chord bearing and distance of N 63° 05' 24" W, 803.02 feet; thence,

2. with the easterly line of Hickory Acres Subdivision, Section 1 and Section 2 in part, N 15° 41' 03" E, 508.18 feet to an existing iron pin in the easterly line of Lot 22, Hickory Acres Subdivision, Section 2, recorded in Book 2330, Page 117, R.O.D.C., Tenn.; thence,

3. with the easterly line of Hickory Acres, Section 2, N 25° 08' 55" E, 669.98 feet to an existing concrete monument in the southerly line of Dalemere Subdivision, recorded in Book 2900, Page 35, R.O.D.C., Tenn.; thence,

4. with the southerly line of Dalemere Subdivision, Section One, S 86° 51' 48" E, 295.68 feet to an existing iron pin at the southeasterly corner of Lot 42, Dalemere Subdivision, Section Three, recorded in Book 3300, Page 6, R.O.D.C., Tenn.; thence,

5. with the southerly line of Dalemere Subdivision, Section Three, S 87° 17' 07" E, 206.98 feet to an existing concrete monument on the westerly margin of the south terminus of Yoest Drive, said monument also being the southwest corner of Dalemere Subdivision, Section two, recorded in Book 2854, Page 133, R.O.D.C., Tenn.; thence,

6. with the southerly line of Dalemere Subdivision, Section Two, S 86° 45' 55" E, passing an existing iron pin at 51.30 feet, a total of 392.38 feet to an existing iron pin at the northwest corner of Mary F. King property, recorded in Book 6908, Page 94, R.O.D.C., Tenn.; thence,

7. with the westerly line of King, S 7° 18' 41" W, 131.29 feet to an existing iron pin in the westerly line of Mary Frances King property, recorded in Book 6908, Page 94, R.O.D.C., Tenn.; thence

8. with the westerly line of King, S 20° 06' 34" W, a distance of 302.64 feet to an existing iron pin on the west line of Patricia Kay Frensley, recorded in Book 5396, Page 783, R.O.D.C., Tenn.; thence,

9. continuing with the west lines of Frensley, Carver, Rawls and Caudle, S 25° 02' 39" W, 791.79 feet to an existing iron pin at the northwesterly corner of Hoover Vanatta et ux, recorded in Book 6890, Page 690, R.O.D.C., Tenn.; thence,

10. with Vanatta's west line, S 27° 11' 13" W, 314.15 feet to the point of beginning and containing 27.684 acres, more or less as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

Included in the above described property is a cemetery approximately 20 by 20 feet, the center which bears from the southwest corner of Lot 42, Dalemere Subdivision, Section Three, S 12° 52' W, 402.3 feet. There is no visible access to the cemetery and no record of ownership or access known to this surveyor.

Being the same property conveyed to SFX Operating Company of Tennessee, Inc., grantee, from Sinclair Radio of Nashville, Inc, grantor, by deed recorded 01/19/1999, as Book 11302, Page 459 of the County Records.

MAP AND PARCEL NUMBER: 04108001700

Certificate of Authenticity

I, Kim Cauthorn, 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.

State of Ohio

County of Summit

I, TINA M. KELLY a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Commission Expires: 9-15-18

NOTARY PUBLIC STATE OF OHIO

TINA M. KELLY, Notary Public
Residence - Portage County
State Wide Jurisdiction, Ohio
My Commission Expires Sept. 15, 2018