Davidson County	DEEDWARR
Recvd: 03/08/17 15:04	6 pgs
Fees:33.00 Taxes:1295.00	
20170308-0023135	

THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL
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	609 33rd Ave. North Nashville, Tennessee 37209	Crown Castle USA Inc. 2000 Corporate Drive Canonsburg, Pennsylvania 15317 Attention: Real Estate Department	**#'S: 092-09-0-294**

WARRANTY DEED

THIS INDENTURE, made and entered into this 21ST day of FEBRUARY, 2017, by and between **LOLA R. ARTHUR**, whose address is 5401 Franklin Pike, Nashville, Tennessee 37220 (hereinafter "**Grantor**") and **GLOBAL SIGNAL ACQUISITIONS IV LLC**, a Delaware limited liability company, with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317 (hereinafter "**Grantee**");

W I T N E S S E T H :

THAT for and in consideration of Ten 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 same property conveyed to Lola R. Arthur, the surviving spouse from Lola R. Arthur, Personal Representative of the Estate of William H. Arthur in a Personal

Representative's Deed dated May 21, 2014 and recorded May 22, 2014 as Instrument No. 20140522-0044364, 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.

GRANTOR:

Lola R Arthur
LOLA R. ARTHUR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tommy C. Estes, a Notary Public in and for said State and County, **LOLA R. ARTHUR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office, on this 21st day of February, 2017.

Tommy C. Estes
Notary Public

My Commission Expires: 05-05-2020

(Notary Seal)



My Commission Expires MAY 5, 2020

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 $ 350,000, 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 23 day of February, 2017.

Notary Public

My Commission Expires: 3-25-18

KELSER RONNETTE MCMILLER
Notary Public, State of Texas
Comm. Expires 03-25-2018
Notary ID 128219417

#

EXHIBIT "A"

Description Of Real Estate

Being Lot 106, on the Map of the Resubdivision of the Wilcox property, as of record in Book 421, page 42, Register's Office, in Davidson County, Tennessee. Said Lot No. 106 fronts 50 feet on the westerly side of 33rd Avenue North, and runs back between parallel lines 150 feet to alley.

Being the same property conveyed to William H. Arthur, by deed August 5, 1982, from Herbert Materials Incorporated, filed of record on August 6, 1982, in Book 5921, page 129 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Kevin Bradley, 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 All Counties

Personally appeared before me, Heather Elizabeth Raposa a notary public for this county and state, Kevin Bradley 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: April 17, 2018

Notary' Seal (if on paper)

HEATHER ELIZABETH RAPOSA
Notary Public-State of Rhode Island
My Commission Expires
April 17, 2018