Bill Garrett Davidson County
Batch# 37351 DEEDWARR
12/15/2017 11:20:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20171215-0127953

THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL #'S:
Matthew W. Barnes, Esq. Burr & Forman LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 **WHEN RECORDED RETURN TO:** Old Republic Residential Information Services 530 S. Main Street Suite 1031 Akron, Ohio 44311 Attention: _____	**Global Signal Acquisitions IV LLC** 2000 Corporate Drive Canonsburg, Pennsylvania 15317	1046 DRUMMOND DRIVE NASHVILLE, TN 37211	Crown Castle USA Inc. 2000 Corporate Drive Canonsburg, Pennsylvania 15317 Attention: Real Estate Department	**119 16 0 096.00**

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made and entered into this 15 day of Dec, 2017 by and between **DONNA DEE BATSON**, whose address is 511 Jones Point, Apt. C1, Old Hickory, TN 37138 (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 :

WHEREAS, pursuant to that Warranty Deed dated November 26, 2013 and recorded January 14, 2014 as instrument No. 20140114-0003698 in the Register's Office of Davidson County, Tennessee (the "**Warranty Deed**"), Grantor conveyed certain real property, as more particularly described on the Warranty Deed (the "**Real Property**") to Grantee;

WHEREAS, the Warranty Deed incorrectly described the Real Property and Grantor desires to correct said description, as described on Exhibit "A" attached hereto.

KNOW ALL MEN BY THESE PRESENTS, 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 real estate conveyed to Grantor by Quitclaim Deed of record under in Book 10548, Page 77, 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, 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, except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject, 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:

Donna Dee Batson

Donna Dee Batson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Derek Truelove, a Notary Public in and for said State and County, **DONNA DEE BATSON**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing Corrective Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office, on this 15 day of Dec, 2017

Notary Public

My Commission Expires:

(Notary Seal)

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020

30876974 v1
BU# 809556, 811635; Averitt

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 $5,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Donna Lee Barker
AFFIANT

~~SUBSCRIBED AND SWORN TO~~ before me this 15 day of Dec, 2017.

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April 28, 2020

Notary Public

~~My Commission Expires:~~

#

(For Recording Data Only)#

30876974 v1
BU# 809556, 811635; Averitt

EXHIBIT "A"

Description Of Real Estate

COMMENCING at a magnetic control point located at Tennessee State Plane Coordinates N: 646197.43 E: 1756792.44, thence North 63 deg. 55 min. 40 sec. West, 70.29 feet to an iron pin (found) at the northeast corner of the herein described property and being located in the southerly right-of-way of Drummond Drive, a 50' public right-of-way, said iron pin being further located at Tennessee State Plane Coordinates N: 646228.32 E: 1756729.30, this being the **TRUE POINT OF BEGINNING**;

Thence, South 39 deg. 17 min. 44 sec. West, 47.10 feet to an iron pin (found);

Thence, South 07 deg. 40 min. 38 sec. West, 144.56 feet to an iron pin (found);

Thence, North 84 deg. 24 min. 28 sec. West, 222.10 feet to an iron pin (found) in the northerly right-of-way of Interstate 24, a public right-of-way that varies;

Thence, with the northerly right-of-way of Interstate 24, with a curve to the left, having an arc length of 304.80, a radius of 6206.92, a chord bearing of North 43 deg. 12 min. 09 sec. West, 304.77 feet to an iron pin (found);

Thence, leaving the northerly right-of-way of Interstate 24, South 84 deg. 24 min. 28 sec. East, 458.70 feet to an iron pin (found);

Thence, South 07 deg. 40 min. 38 sec. West, 1.03 feet to an iron pin (found);

Thence, South 50 deg. 42 min. 16 sec. East, 29.00 feet to the **POINT OF BEGINNING** Containing 68,644.79 square feet, or 1.58 acres.

This being a portion of the same real estate conveyed to Grantor by Quitclaim Deed of record under in Book 10548, Page 77, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

Encumbrances

SUBJECT TO TERMS AND CONDITIONS OF MEMORANDUM OF LEASE, BY AND BETWEEN DONNA DEE BATSON, LESSOR(S) AND BELLSOUTH MOBILITY, INC., LESSEE(S), DATED 2/13/1996, RECORDED 2/23/1996, AS BOOK 9955 PAGE 379 OF DAVIDSON COUNTY RECORDS.

SUBJECT TO TERMS AND CONDITIONS OF MEMORANDUM OF LEASE, BY AND BETWEEN DONNA DEE BATSON AND BRENT ALLEN BATSON, LESSOR(S) AND POWERTEL/MEMPHIS, INC., LESSEE(S), DATED 10/30/1997, RECORDED 12/5/1997, AS BOOK 10710 PAGE 238 OF DAVIDSON COUNTY RECORDS.

NOTE: ASSIGNMENT AND ASSUMPTION AGREEMENT, BY AND BETWEEN POWER POWERTEL/MEMPHIS, INC., ASSIGNOR, AND POWERTEL MEMPHIS TOWERS, LLC, ASSIGNEE, DATED 3/8/1999, RECORDED 6/9/1999, AS BOOK 11520 PAGE 246 OF DAVIDSON COUNTY RECORDS.

NOTE: ASSIGNMENT AND ASSUMPTION AGREEMENT, BY AND BETWEEN POWERTEL MEMPHIS TOWERS, LLC, ASSIGNOR, AND CROWN CASTLE PT, INC., ASSIGNEE, DATED 6/1/1999, RECORDED 6/9/1999, AS BOOK 11520 PAGE 262 OF DAVIDSON COUNTY RECORDS.

SUBJECT TO TERMS AND CONDITIONS OF WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT, BY AND BETWEEN DONNA DEE BATSON AND BRENT ALLEN BATSON, AND T4 UNISON SITE MANAGEMENT, LLC, DATED 8/26/2008, RECORDED 9/17/2008, AS DOCUMENT #20080917-0095089 OF DAVIDSON COUNTY RECORDS, AND

SUBJECT TO TERMS AND CONDITIONS OF ASSIGNMENT AND ASSUMPTION OF EASEMENTS AND LEASES BY AND BETWEEN GLP CELL SITE IV, LLC, FORMERLY KNOWN AS T4 GS CELL SITE MANAGEMENT LLC AND FORMERLY KNOWN AS T4 UNISON SITE MANAGEMENT LLC, ASSIGNOR, AND GLOBAL SIGNAL ACQUISITIONS IV LLC, ASSIGNEE, DATED 01/12/2012, RECORDED 02/10/2012 AS DOCUMENT NO. 20120210-0012066 OF DAVIDSON COUNTY RECORDS.

#

(For Recording Data Only)#

True Copy Certification

I, Michael Powers, 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 TEXAS

County of HARRIS

Personally appeared before me, Tara Groda a notary public for this county and state, Michael Powers 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: 2/16/2018

Notary' Seal (if on paper)

TARA GRODA
Notary Public, State of Texas
Comm. Expires 02-16-2018
Notary ID 3889525

TARA GRODA
Notary Public, State of Texas
Comm. Expires 02-16-2018
Notary ID 3889625