Karen Y Johnson Davidson County
Batch# 143375 DEEDWARRSP
09/20/2018 12:03:30 PM 6 pgs
Fees: $33.00 Taxes: $425.50
20180920-0093302

THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL #'S: 055-092
Matthew W. Barnes, Esq. Burr & Forman LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 **WHEN RECORDED RETURN TO:** Solidifi Title & Closing, LLC Ocean Technology Plaza, First Floor 127 John Clarke Road Middletown, Rhode Island 02842 Attention: _____	Global Signal Acquisitions IV LLC	5883 E. Ashland City Hwy. Nashville, Tennessee 37218	Crown Castle USA Inc. 2000 Corporate Drive Canonsburg, Pennsylvania 15317 Attention: Real Estate Department	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 11 day of September, 2018, by and between **RAYMOND A. FARMER and MILDRED C. FARMER**, husband and wife whose address is 227 Hemingway Road, Louisville, Kentucky 40207 (hereinafter collectively "**Grantor**") **GLOBAL SIGNAL ACQUISITIONS IV LLC**, a Delaware limited liability company, whose address is 2000 Corporate Drive, Canonsburg, Pennsylvania 15317 (hereinafter "**Grantee**");

WITNESSETH:

THAT for and in consideration of One Hundred Fifteen Thousand and No/100 Dollars ($115,000.00), 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 the same real estate conveyed to Grantor by Deed of record as Instrument No. 20170509-0046005, 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 claiming by through or under Grantor, but not otherwise.

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:

Raymond A. Farmer

RAYMOND A. FARMER

Mildred C. Farmer

MILDRED C. FARMER

STATE OF Kentucky)

COUNTY OF Jefferson)

Personally appeared before me, David W. Seewer, a Notary Public in and for said State and County, **RAYMOND A. FARMER and MILDRED C. FARMER**, husband and wife, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 10 day of September, 2018.

Notary Public

My Commission Expires: _____

(Notary Seal)

David W. Seewer
Notary Public, ID No. 580172
State at Large, Kentucky
My Commission Expires on July 18, 2021

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 $**115,000.00** 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 11 day of September 19

Notary Public

My Commission Expires:

01/23/22

#

REBECCA JULIE BYRNE
Notary Public, State of Texas
Comm. Expires 01-23-2022
Notary ID 131419446

(For Recording Data Only)#

EXHIBIT "A"
Description Of Real Estate

Property located in the 1st Councilman District of Davidson County, Tennessee and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee 37146, Dated May 24, 2012, File Number 766, as follows:

Beginning at an existing concrete highway monument which is located S. 89 deg. 50 min. 40 sec. West a distance of 300.48 feet from an existing iron rod, which is the Northwest corner of Raymond A. Farmer (Instr #20000300031913); thence, with a new line and severing the property of Raymond A. Farmer (Deed Book 9020, Page 655) S. 89 deg. 50 min. 40 sec. West a distance of 59.25 feet to a set iron rod; thence, N 32 deg. 35 min. 50 sec. West a distance of 278.41 feet to a set iron rod; thence, 29 deg. 56 min. 35 sec. East a distance of 152.65 feet to a set iron rod; thence, N 42 deg. 18 min. 27 sec. West a distance of 668.32 feet to a set iron rod; thence, S 89 deg. 30 min. 16 sec. West a distance of 289.60 feet to a set iron rod; thence, S 50 deg. 40 min. 22 sec. West a distance of 205.48 feet to a set iron rod in the common line of Faye Idell Denney (Deed Book 4807, Page 36); thence, with said Denney N 33 deg. 05 min. 59 sec. West a distance of 115.68 feet to a set iron rod and common corner to William E. Kelley, III (Instr: 200306040075986); thence, with said Kelley N 50 deg. 40 min. 22 sec. East a distance of 129.80 feet to a set iron rod in the margin of Ashland City Highway (Highway 12; Project No. STP-F-12(28), Sheet 8, dated: 1-29-97); thence, with said margin N. 89 deg. 30 min. 16 sec. East a distance of 426.05 feet to an existing concrete highway monument; thence, S 56 deg. 44 min. 36 sec. East a distance of 318.01 feet an existing concrete highway monument; thence, S 32 deg. 51 min. 30 sec. East a distance of 428.68 feet to a set iron rod; thence, S 29 deg. 56 min. 35 sec. West a distance of 162.50 feet to an existing concrete highway monument; thence, S 32 deg. 35 min. 50 sec. East a distance of 279.82 feet to an existing concrete highway monument which is the point of beginning.

Parcel Id #055-00-0-092(Parent Parcel)

This being the same property conveyed to Raymond A. Farmer and wife, Mildred C. Farmer from Raymond A. Farmer and wife, Mildred C. Farmer in a deed dated May 8, 2017 and recorded May 9, 2017 as Instrument No. 20170509-0046005.

NOTE: The above description omitted an "N" for the call North 29 deg. 56 min. 35 sec. East, a distance of 152.65 feet.

Being also described as:

Situated in Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at magnetic nail located at Tennessee State Plane Coordinates N: 688170.61 E: 16822796.00, thence South 72 degrees 51 minutes 14 seconds East, 226.86 feet to a concrete monument, located at Tennessee State Plane Coordinates N:688104.90 E:1683008.96, this being the **TRUE POINT OF BEGINNING;**

Thence, South 56 degrees 30 minutes 25 seconds East, 318.01 feet to a concrete monument (found);

Thence, South 32 degrees 37 minutes 19 seconds East, 428.68 feet to an iron pin (found);

Thence, South 30 degrees 10 minutes 46 seconds West, 162.50 feet to a concrete monument (found);

Thence, South 32 degrees 21 minutes 39 seconds East, 279.82 feet to a concrete monument (found);

Thence, North 89 degrees 55 minutes 15 seconds West, 59.24 feet to an iron pin (found);

Thence, North 32 degrees 21 minutes 39 seconds West, 278.41 feet to an iron pin (found);

Thence, North 30 degrees 10 minutes 46 seconds East, 152.65 feet to an iron pin (found);

Thence, North 42 degrees 04 minutes 16 seconds West, 668.32 feet to an iron pin (found);

Thence, South 89 degrees 44 minutes 27 seconds West, 289.60 feet to an iron pin (found);

Thence, South 50 degrees 54 minutes 33 seconds West, 205.48 feet to an iron pin (found);

Thence, North 32 degrees 51 minutes 48 seconds West, 115.68 feet to an iron pin (found);

Thence, North 50 degrees 54 minutes 33 seconds East, 129.80 feet to an iron pin (found);

Thence, North 89 degrees 44 minutes 27 seconds East, 426.05 feet to the **POINT OF BEGINNING.** Containing 120,918.94 square feet, or 2.78 acres.

True Copy Certification

I, Kuntal Patel, 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, Katherine Skuba, a notary public for this county and state, Kuntal Patel 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: 12/4/2020

Notary' Seal (if on paper)

