Karen Johnson Davidson County
Batch# 246435 DEEDWARR
06/20/2019 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20190620-0059783

WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Crown Tower Farm, LLC	Crown Tower Farm, LLC	041-08-0-017.00
(NAME)	(NAME)	
1130 Old Hickory Boulevard	1130 Old Hickory Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vertical Bridge AM II, LLC, a Delaware limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Crown Tower Farm, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

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. move 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 the surveyor.

Being the same property conveyed to Vertical Bridge LANDCO, LLC, a Delaware limited liability company by Warranty Deed dated 10/19/2016 from Vertical Bridge CC AM, LLC, a Delaware limited liability company f/k/a iHeartMedia Tower Co. I, LLC of record in Instrument 201611090118854, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vertical Bridge AM II, LLC, a Delaware limited liability company by Special Warranty Deed from Vertical Bridge LANDCO, LLC, a Delaware limited liability company, dated 04/23/2019 and recorded on 04/25/2019 of record in Instrument 201904250038206, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 1130 Old Hickory Boulevard, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 12 day of June, 2019

VERTICAL BRIDGE AM II, LLC

By: _____
Michael Romaniw, Chief Financial Officer

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael Romaniw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Financial Officer, the within named bargainor, a Delaware Limited Liability Company, and that he as such Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by himself as Chief Financial Officer.

Witness my hand and official seal at this 12 day of June, 2019.

_____
Notary Public
My Commission Expires:

RENEE ANN WINSLOW
MY COMMISSION # FF 985610
EXPIRES: August 23, 2020
Bonded Thru Notary Public Underwriters

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY