Karen Johnson Davidson County
Batch# 591647 DEEDWARR
03/12/2021 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $6,837.60
20210312-0033561

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34283-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CCM Holdings, LLC 809 Heathcote Avenue Nashville, TN 37210	New Owner	094-13-0-068.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Dano Ramovich and Emil Ramovich** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **CCM Holdings, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots 16, 18, 20, 22, 24 and 26 of the Plan of White & Ruckers Subdivision of Part of Lot No. 9, of record in Instrument No. 20180606-0054429, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Emil Ramovich by Deed dated January 31, 2006 from Donald A. Tomlinson, of record in Instrument No. 20060201-0012626, Register's Office for Davidson County, Tennessee, together with all of the same property conveyed to Dano Ramovich and Emil Ramovich, as joint tenants with rights of survivorship by Special Warranty Deed Creating a Joint Tenancy with Rights of Survivorship, dated November 10, 2016 from Cason A. Dickinson, an unmarried man, of record in Instrument No. 20161122-0123484, said Register's Office.

THIS is improved property known as 809 Heathcote Avenue, Nashville, TN 37210.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 11 day of March, 2021.

Dano Ramovich

Emil Ramovich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dano Ramovich and Emil Ramovich, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 11 day of March, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,848,000.00.

Affiant

Subscribed and sworn to before me this 12 day of March, 2021.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Permitted Encumbrances

Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 094-13-0-068.00. 2021 property taxes have been prorated between the parties as part of closing and assumed by the Grantee.

All matters as shown on the plan of record in Instrument No. 20180606-0054429, Register's Office for Davidson County, Tennessee.

Grant of Easement between Cason A. Dickinson and Global Signal Acquisitions IV, LLC, of record in Instrument No. 20110113-0003626, Register's Office for Davidson County, Tennessee.

Right of the parties in and to that certain lease as evidenced by the following:

- Memorandum of Lease by and between Robert L. Eatherly and Frances B. Eatherly, husband and wife as Lessors, and Powertel/Memphis, Inc., a Delaware corporation as Lessee, dated October 18, 1997, of record in Book 10795, Page 416, Register's Office for Davidson County, Tennessee;

- Assignment and Assumption Agreement, dated March 8, 1999, of record in Book 11519, Page 876, said Register's Office, which assigned said Lease to Powertel Memphis Towers, LLC, a Delaware limited liability company as Lessee;

- Memorandum of Lease (Site Lease Acknowledgment), dated March 8, 1999, of record in Book 11519, page 885, said Register's Office, which memorializes that certain sublease agreement by and between Powertel Memphis Towers, LLC, as Landlord, and Powertel/Memphis, Inc. as sub-lessee;

- Assignment and Assumption Agreement, dated June 1, 1999, of record in Book 11519, page 892, said Register's Office, by which Crown Castle PT Inc., a Delaware corporation was established as Lessee under said Lease;

- Assignment of Leases, dated March 18, 2010, of record in Instrument No. 20100317-0020188, said Register's Office, which assigned said Lease to Cason A. Dickinson as Lessor;

- Assignment of Lease, recorded January 13, 2011 in Instrument No. 20110113-0003627, said Register's Office, which assigned said Lease to Global Sign Acquisitions IV, LLC a Delaware limited liability company as Lessor;

- Memorandum of Ground Lease Extension Agreement, recorded January 31, 2011 in Instrument No. 20110131-008671, said Register's Office, which extended said Lease through December 31, 2031;

- Assignment of Leases dated November 11, 2016, of record in Instrument No. 20161122-0123485, said Register's Office, which assigned any rights vested in Cason A. Dickinson under the Lease, to Dano Ramovich and Emil Ramovich.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

