Karen Johnson Davidson County
Batch# 1000457 DEEDWARR
05/08/2023 09:33:30 AM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20230508-0033883

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:** Tower Title 18 Imperial Place, Courtyard Providence, Rhode Island 02903 Attention: CLOSING DEPT.	Global Signal Acquisitions IV LLC	3829 Gallatin Pike, Nashville, Tennessee 37216	Crown Castle USA Inc. 2000 Corporate Drive Canonsburg, Pennsylvania 15317 Attention: Real Estate Department	061 15 0 311.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of MAY, 2023, by and between **WILLIAM EMERY**, a single man, whose address is 3827 Gallatin Pike, Nashville, Tennessee 37216 (hereinafter "**Grantor**"), and **GLOBAL SIGNAL ACQUISITIONS IV LLC**, a Delaware limited liability company, whose address is 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 Dollars 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 the same real estate conveyed to Grantor by Warranty Deed of record in Book 5750, Page 489, 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:

WILLIAM H. EMERY

Victor C. Emery as Attorney-in-Fact For William H. Emery

By:_____

Name: Victor C. Emery, as Attorney-in-Fact for William H. Emery

STATE OF TENNESSEE)

COUNTY OF Sumner)

Personally appeared before me, Susie J Ingram, a Notary Public in and for said State and County, **VICTOR C. EMERY**, as attorney-in-fact for **WILLIAM H. EMERY**, 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 he executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office, on this 3 day of May, 2023

Susie J Ingram

Notary Public

My Commission Expires: 11/2/2026

(Notary Seal)

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

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 $ 750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Attorney-in-Fact
For William H. EMERY

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3 day of May, 2023

Notary Public

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2

My Commission Expires:

11/2/2026

#

(For Recording Data Only)#

BU# 803158; TN INGLEWOOD RELO BSI 803158
50458797 v3

EXHIBIT "A"
Description Of Real Estate

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of the subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the Westerly side of Gallatin Road and runs back between parallel lines 250 feet to a dead line.

Parcel ID: 061 15 0 311.00

This being the same property conveyed to William Emery by a Deed from Douglas Overton Taylor, Jr., Deborah Taylor Sheppard (formerly Deborah Taylor) and Mary Louise Watkins dated 5/28/1981 and recorded 5/28/1981 in Book 5750 Page 489 in the County of Davidson, State of Tennessee.

Tennessee Certification of Electronic Document

I, Chris Forte, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/3/23 (date of document).

Affiant Signature

5/8/23

Date

State of RHODE ISLAND

County of PROVIDENCE

Sworn to and subscribed before me this 8TH day of MAY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/12/23

NOTARY'S SEAL

JUSTIN MOYNIHAN
Notary Public-State of Rhode Island
My Commission Expires
November 12, 2023

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