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# SPECIAL WARRANTY DEED

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| THIS INSTRUMENT PREPARED BY: | PROPERTY OWNER: | PROPERTY ADDRESS: | MAIL TAX BILLS TO: | MAP PARCEL NO.: 25-8 P/O Parcel 11 |
|---|---|---|---|---|
| Craig L Davis, Esq.<br>Virtus Real Estate<br>Bldg 3-300<br>Austin, Texas 78746 | TSRE II Goodlettsville, LLC<br>7004 Bee Cave Rd<br>Bldg III, Suite 300<br>Austin, Texas 78746 | 307 S. Main Street<br>Goodlettsville, TN 37072 | TSRE II Goodlettsville, LLC<br>7004 Bee Cave Rd<br>Bldg III, Suite 300<br>Austin, Texas 78746 | |

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of April, 2013, by and between Goodlettsville Self Storage, LLC, a Tennessee limited liability company whose address is P.O. Box 1704, Goodlettsville, Tennessee 37070 ("***Grantor***"), and TSRE II Goodlettsville, LLC, a Mississippi limited liability company, whose address is 7004 Bee Cave Rd, Bldg III, Suite 300, Austin, Texas 78746 (hereinafter "***Grantee***");

WITNESSETH:

THAT for and in consideration of Ten 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 County of Davidson, State of Tennessee, to wit:

> Being Lot No. 2 as shown on the final plat of Robert McCasland Lots filed for record in Book 8250, Page 813, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of the said lot.
>
> Being the same real estate conveyed to Grantor by Warranty Deed from James Robert McCasland, Jr. dated January 4, 2006, of record as Instrument No. 20060104-0001292, Register's Office of Davidson County, Tennessee. This is improved property known as 307 S. Main Street, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions listed in Exhibit "A," attached hereto and incorporated herein by reference, Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against

the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Grantee, by its acceptance hereof, agrees to assume and be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2013 and subsequent years; there having been a proper proration of same between Grantor and Grantee.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer on this the day and year first above written.

**GOODLETTSVILLE SELF STORAGE, LLC,**
a Tennessee limited liability company

By: _____
Name: CHAD M RAY
Title: CHIEF MANAGER

---

**ACKNOWLEDGMENT**

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Chad M. Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Chief Manager of Goodlettsville Self Storage, LLC, a Tennessee limited liability company, and that he (or she) as Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself (or herself) as such Chief Manager.

WITNESS my hand and seal at office, on this the 18th day of April, 2013.

Hillary Torrence
Notary Public

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

11-28-16

## 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 $1,658,536.55, 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 18th day of April, 2013.

Hillary Torrence
Notary Public

My Commission Expires:

11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## EXHIBIT "A"

### Permitted Encumbrances

1. Matters shown on the Plat of record in Book 8250, Page 813, Register's Office for Davidson County, Tennessee.

2. Reservation of Easement of record in Instrument No. 200601040001292 in the Register's Office for Davidson County, Tennessee.

3. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable.

4. Terms and provisions of Lease by and between Goodlettsville Self Storage, LLC and TSRE II Goodlettsville, LLC, as evidenced by Memorandum of Lease of record in Instrument No. 20091110-0103977.

5. Rights of tenants under any unrecorded leases.