BILL GARRETT, Davidson County
Trans:T20130038974 DEEDWARRSP
Recvd: 05/09/13 13:33 4 pgs
Fees:23.00 Taxes:7215.00
20130509-0047116

SPECIAL WARRANTY DEED

Return to:

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. Virtus Real Estate Bldg 3-300 Austin, Texas 78746	Storage Pros Goodlettsville LLC & JRM-Goodlettsville LLC 32255 Northwestern Highway, Ste 280 Farmington Hills, MI 48334	307 S. Main Street Goodlettsville, TN 37072	Storage Pros Goodlettsville LLC 32255 Northwestern Highway, Ste 280 Farmington Hills, MI 48334	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of April, 2013, by and between TSRE II Goodlettsville, LLC, a Mississippi limited liability company, whose address is 7004 Bee Cave Rd, Bldg III, Suite 300, Austin, Texas 78746 ("***Grantor***"), and Storage Pros Goodlettsville LLC, a Delaware limited liability company, and JRM-Goodlettsville LLC, a Delaware limited liability company (hereinafter collectively "***Grantee***"), whose address is 32255 Northwestern Highway, Ste 280, Farmington Hills, Michigan 48334;

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 Special Warranty Deed from Goodlettsville Self Storage, LLC, of record as Instrument No. 20130425-0041379, 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.

TSRE II GOODLETTSVILLE, LLC,
a Mississippi limited liability company

By: Virtus Tellus Management, LLC
a Texas limited liability company,
Its Manager

By:_____
Robert Schweizer, Vice President

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert Schweizer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Virtus Tellus Management, LLC, a Texas limited liability company, as Manager of TSRE II Goodlettsville, LLC, a Mississippi limited liability company, and that he as Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as such Vice President, on behalf of said limited liability company acting as Manager of said Company.

WITNESS my hand and seal at office, on this the 29th day of April, 2013.

_____
Notary Public

JENNIFER M. WILLIAMS
Notary Public, State of Texas
My Commission Expires
September 07, 2014

My Commission Expires:

_____

CONSIDERATION AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,950,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of April, 2013.

Notary Public

My Commission Expires:

DAWN M. YAX
NOTARY PUBLIC, WAYNE COUNTY, MI
MY COMMISSION EXPIRES AUGUST 20, 2014
ACTING IN OAKLAND 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. Rights of tenants under any unrecorded leases, as tenants only with no right of first refusal or option to purchase.