THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C.
315 Deaderick St, Suite 1700
Regions Center
Nashville, TN 37238

BILL GARRETT, Davidson County
Trans:T20130051147 DEEDWARR
Recvd: 06/18/13 11:53 5 pgs
Fees:28.00 Taxes:3792.50
20130618-0062121

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2013.

NOTARY PUBLIC

My Commission expires: 6-21-2016

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
The Summit At Nashville West , LLC	Same	115-00-0-008
(NAME) 1610 Church Street, Suite C		115-00-0-009
Murfreesboro, TN 37130-5524		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned F. Clay Bailey, Jr. and F. Clay Bailey, Jr. as Executor of the Estate of Joanne G. Bailey, tenants in common hereinafter collectively called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto The Summit at Nashville West, LLC, a Tennessee limited liability company, hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land (the "Property"), situated in Davidson County, Tennessee, described on Exhibit A attached hereto:

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, forever. The GRANTOR covenants with said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, have/has a good right to convey it, and that the same is unencumbered, unless otherwise set out herein. The GRANTOR does further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and 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.

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto.

Witness my hand this 18 day of June, 2013.

F. Clay Bailey, Jr.,

F. Clay Bailey, Jr., as Executor of the Estate of Joanne G. Bailey

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named F. Clay Bailey, Jr., and F. Clay Bailey, Jr. as Executor of the Estate of Joanne G. Bailey, tenants in common, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of June, 2013.

My Commission Expires:

ERICA MARTINEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

EXHIBIT A

THE SUMMIT AT NASHVILLE WEST

BEING A CERTAIN TRACT OF LAND LOCATED IN THE TWENTY-SECOND COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH BY CHARLOTTE PIKE, ON THE EAST BY PARTNER SELF STORAGE ONE, L.P., OF RECORD IN DEED BOOK 11685, PAGE 218, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), ON THE SOUTH BY INTERSTATE 40, ON THE WEST BY VASTLAND COMMUNITIES, LLC., OF RECORD AS INTRUMENT NUMBER 20030612-0081572, R.O.D.C.T. SAID TRACT IS SHOWN AS LOT 1 ON THE PLAT ENTITLED "THE SUMMIT AT NASHVILLE WEST SUBDIVISION" OF RECORD AS INSTRUMENT NUMBER 20130425-0041345, R.O.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (OLD) WITH NO CAP, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE, SOUTH 88 DEGREES 50 MINUTES EAST, 150 FEET FROM THE CENTERLINE INTERSECTION OF OLD CHARLOTTE PIKE, AT THE NORTHEASTERLY CORNER OF SAID VASTLAND COMMUNITIES, LLC., AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE FOR THE NEXT SIX CALLS:
1) NORTH 63 DEGREES 55 MINUTES 52 SECONDS EAST, 214.69 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES;
2) WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 15 MINUTES 00 SECONDS, A RADIUS OF 2,934.79 FEET, AN ARC LENGTH OF 64.03 FEET, A CHORD BEARING OF NORTH 62 DEGREES 54 MINUTES 22 SECONDS EAST, AND A CHORD LENGTH OF 64.03 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
3) NORTH 28 DEGREES 13 MINUTES 38 SECONDS WEST, 27.50 FEET TO A CONCRETE MONUMENT (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES;
4) WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 52 MINUTES 40 SECONDS, A RADIUS OF 2,907.29 FEET, AN ARC LENGTH OF 704.19 FEET, A CHORD BEARING OF NORTH 55 DEGREES 40 MINUTES 37 SECONDS EAST, AND A CHORD LENGTH OF 702.47 FEET TO A CONCRETE MONUMENT (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES;
5) SOUTH 37 DEGREES 52 MINUTES 26 SECONDS EAST, 7.04 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
6) NORTH 55 DEGREES 48 MINUTES 37 SECONDS EAST, 419.34 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD) IN THE WESTERLY LINE OF SAID PARTNER SELF STORAGE ONE, L.P. BEING LOT 2 AS SHOWN ON THE PLAT ENTITLED "A & H SUBDIVISION" OF RECORD IN PLT BOOK 9700, PAGE 911, R.O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAID PARTNER SELF STORAGE ONE, L.P., SOUTH 08 DEGREES 04 MINUTES 43 SECONDS WEST, 528.89 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP, IN THE NORHTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40;

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 FOR THE NEXT THREE CALLS:
1) SOUTH 38 DEGREES 50 MINUTES 44 SECONDS WEST, 438.51 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES;
2) SOUTH 51 DEGREES 13 MINUTES 36 SECONDS EAST, 20.00 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);
3) SOUTH 38 DEGREES 47 MINUTES 25 SECONDS WEST, PASSING THROUGH A CONCRETE HIGHWAY MONUMENT (OLD) AT 448.86 FEET, FOR A TOTAL DISTANCE OF 776.74 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES AT THE MOST EASTERLY CORNER OF SAID VASTLAND COMMUNITIES, LLC;

THENCE, WITH SAID VASTLAND COMMUNITIES, LLC, NORTH 26 DEGREES 07 MINUTES 26 SECONDS WEST, 789.90 FEET TO THE POINT OF BEGININNG AND CONTAINING 693,763 SQUARE FEET OR 15.93 ACRES, MORE OR LESS, AS CALCUALTED BY THE ABOVE COURSES AND DISTANCES.

BEING THE SAME PROPERTY CONVEYED TO F. CLAY BAILEY, JR. AND TO F. CLAY BAILEY, JR. AS EXECUTOR OF THE ESTATE OF JOANNE G. BAILEY, AS TENANTS IN COMMON OF RECORD AS INSTRUMENT NUMBER 20110603-0042910, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE REFERENCED DESCRIPTION WAS PREPARED ACCORDING TO A SURVEY BY TED J. STEVENSON II, RLS NUMBER 2136. RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE TN. 37206, PHONE NUMBER 615-244-8591. PROJECT NUMBER 12004, WORK ORDER 9454. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

EXHIBIT B

1. Matters shown on the Plan of record as Instrument No. 20080512-0048895, said Register's Office.
2. Easement of record in Book 3251, page 591, book 6230, page 156, and Book 787, page 3, said Register's Office.
3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20080603-0056294, said Register's Office.
4. Agreeement for Deciation of Easement for Storm Drainage of record as Instrument No. 20080603-0056318, said Regsiter's Office.
5. Matters shown on the Plan of record as Instrument No. 20130425-0041345, as corrected by Affidavit of Scrivener's Error of record as Instrument No. 20130501-0043698, said Register Office.
6. Declaration of Restriction and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20130402-0032293, said Register's Office.
7. 2013 taxes which have been prorated and are assumed by the GRANTEE.