Davidson County DEEDWARRSP
Recvd: 08/07/14 09:05 6 pgs
Fees:33.00 Taxes:8510.00
20140807-0070995

NEW OWNER:
Storage Pros Old Hickory LLC
30665 Northwestern Highway, Suite 100,
Farmington Hills, Michigan 48334

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

Map 53 Parcel 27

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, **VANGUARD SECURE STORAGE, INC., a Tennessee corporation** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **STORAGE PROS OLD HICKORY LLC**, a Michigan limited liability company ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the 12th Councilmanic District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY HEREBY CONVEYED.

Being the same properties conveyed to VANGUARD SECURE STORAGE, INC. by deeds of record at Book 10526, page 735; Instrument No. 201007140055220 and Instrument No. 201011120090608, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deeds.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY, having the address of 316 Martingale Drive, Old Hickory, TN.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful

claims of all persons claiming by, through and under Grantor, BUT NOT FURTHER OR OTHERWISE.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and set forth in Exhibit "B" attached hereto.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 5th day of August, 2014.

VANGUARD SECURE STORAGE, INC.

By: _____
CHARLES BYRD, President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CHARLES BYRD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **President** of **VANGUARD SECURE STORAGE, INC.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 5th day of August, 2014.

_____
NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/18/15

****

The actual consideration or value, whichever is greater, for this transfer is **$ 3,000,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me this the _____ day of August, 2014.

_____
NOTARY PUBLIC

My commission expires:_____

claims of all persons claiming by, through and under Grantor, BUT NOT FURTHER OR OTHERWISE.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and set forth in Exhibit "B" attached hereto.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 5th day of August, 2014.

VANGUARD SECURE STORAGE, INC.

By:_____
CHARLES BYRD, President

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CHARLES BYRD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **President** of **VANGUARD SECURE STORAGE, INC.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 5th day of August, 2014.

_____
NOTARY PUBLIC

My commission expires:_____

****

The actual consideration or value, whichever is greater, for this transfer is $ ~~3,000,000.00~~ 2,300,000.00

_____
AFFIANT

Sworn to and subscribed to before me this the 5th day of August, 2014.

_____
NOTARY PUBLIC

My commission expires: 3/27/15

OFFICIAL SEAL
HEATHER R PETERSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/27/15

Exhibit "A"

Tract I

Property located in the 12th Councilmanic District of Davidson County, Tennessee, being shown as Lot No. 7 on the plan of Riverfront Shopping Center-Section 6 of record in Plat Book 8250, page 754, and Plat Book 9700, page 640, Register's Office for Davidson County, Tennessee. And being described according to survey by J. Bruce Rainey, Surveyor #823, dated September 26, 2000 and known as Job No. 00-0184, as follows:

Beginning at an iron pin in the southwesterly margin of 45' Private Road, said pin being the easternmost Northeast corner of the herein described tract and the northernmost Northwest corner of the Old Hickory Utility District property; thence from said point of beginning with the line of the Old Hickory Utility District property, S 41° 58' 56" W – 559.16' to an iron pin; thence S 49° 01' 21" E – 24.05' to an iron pin; thence S 48° 16' 47" E – 170.69' to an iron pin; thence S 41° 13' 36" W – 59.99' to an iron pin; thence N 49° 13' 15" W – 546.68' to an iron pin; thence with Lot No. 8, N 40° 10' 27" E – 599.39' to an iron pin in the southwesterly margin of the 45' Private Road, said pin being the northernmost Northwest corner of the herein described tract; thence with said margin of the Private Road and a curve to the left having a radius of 2168.62', a delta of 4° 24' 39", a tangent of 83.52', a chord length of 166.91' said chord having a bearing of S 52° 57' 33" E and arch length along said curve of 166.95' to a point; thence with a curve to the right having a radius of 2191.13', a delta of 5° 10' 23", a tangent of 98.98', a chord length of 197.77', said chord having a bearing of S 52° 34' 41" E and an arc length along said curve of 197.83' to a point; thence S 49° 59' 29" E – 6.52' to the point of beginning containing 5.34 acres more or less.

Tract II

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the Final Plat of Riverfront Shopping Center, Section 6, of record in Book 8250, page 754, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Book 8250, Page 754 and Book 9700, Page 640, in the Register's Office for Davidson County, Tennessee.

3. Deed for an Easement for Sewer Line of record in Book 7536, page 514 in the Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 7584, page 347, as amended in Book 8083, page 496, Book 9470, page 222, Book 11005, page 198, Instrument No. 200908040072962 and Instrument No. 200912280117164, in the Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Book 11256, page 453, in the Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 200103060021120, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200503030023548, in the Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement of record in Instrument No. 200508040091599, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Juanita Chandler, do hereby make oath that I am 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.

Signature

State of Illinois
County of Cook

Personally appeared before me, Heather Peterson, a notary public for this county and state, Juanita Chandler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/27/15
Notary' Seal (if on paper)

OFFICIAL SEAL
HEATHER R PETERSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/27/15

OFFICIAL SEAL
HEATHER R PETERSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/27/15