This Instrument Prepared By:
Bradley Arant Boult Cummings LLP (MGN)
1600 Division Street, Suite 700
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20140060121 DEEDWARRSP
Recvd: 08/15/14 09:56 4 pgs
Fees:23.00 Taxes:23865.00
20140815-0073850

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
SS Hermitage, LLC c/o Simply Self Storage 7932 W. Sand Lake Road, Suite 108 Orlando, Florida 32819	Same	Map: 086 Parcel: 59

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, A+ Storage Hermitage, L.P., a Tennessee limited partnership (the "**Grantor**") has bargained and sold, and by these presents transfers and conveys to SS Hermitage, LLC, a Delaware limited liability company (the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "**Permitted Exceptions**").

This is improved property, known as 4050 Andrew Jackson Parkway, Hermitage, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, and has a good right to convey it. Grantor further covenants that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject to the Permitted Exceptions.

[signatures on the following page]

IN WITNESS WHEREOF, the Grantor has executed this Deed on this 14 day of August, 2014.

A+ STORAGE HERMITAGE, L.P.

By: A+ Storage of Tennessee, LLC,
a Tennessee limited liability company,
its General Partner

By: Thomas H. Pierce
Name: Thomas H. Pierce
Title: Sole Member and Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Theresa Hostetler, a Notary Public in and for the State and County aforesaid, personally appeared Thomas H. Pierce, 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 Sole Member and Manager of A+ Storage of Tennessee, LLC, a Tennessee limited liability company, the General Partner of A+ Storage Hermitage, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such Sole Member and Manager of the General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Sole Member and Manager of the General Partner.

WITNESS my hand and seal at office, on this the 8th day of August, 2014.

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Theresa Hostetler
Notary Public

My Commission Expires: 11-3-2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,450,000.

Affiant

Subscribed and sworn to before me this 12th day of August, 2014.

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Theresa Hostetler
Notary Public

My Commission Expires: 11-3-2015

EXHIBIT A

Legal Description of the Property

Land in the City of Hermitage, 12th Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee being more particularly described as follows:

Beginning at an iron rod (old) at the intersection of the southerly right-of-way (50 feet from the centerline) of CSX Transportation Railroad with the southwesterly right-of-way (25 feet from the centerline) of Old Lebanon Dirt Road; Thence, with said southwesterly right-of-way, South 82 degrees 46 minutes 02 seconds East 9.56 feet to an iron rod (old) at the beginning of a turn-in curve to the northwesterly right-of-way (36 feet from the centerline) of Andrew Jackson Parkway concave to the southwest and having a radius of 35.00 feet; Thence, with said curve, an arc distance of 71.08 feet through a central angle of 116 degrees 21 minutes 34 seconds to an iron rod (old) at the point of tangency; Thence, with said northwesterly right-of-way, South 33 degrees 35 minutes 32 seconds West 82.32 feet to an iron rod (old) at the beginning of a curve in said right-of-way concave to the southeast and having a radius of 2900.79 feet; Thence, with said curve, an arc distance of 302. 93 feet through a central angle of 5 degrees 59 minutes 00 seconds to an iron rod (old) at the point of tangency; Thence, with said right-of-way, South 27 degrees 36 minutes 32 seconds West 592.17 feet to an iron rod (old); Thence, with said right-of-way, South 43 degrees 15 minutes 04 seconds West, 51.92 feet to a point in said right-of-way 50 feet from the centerline; Thence, with said right-of-way, South 27 degrees 22 minutes 11 seconds West 42.45 feet to a point on the centerline of Dry Fork Creek; Thence, leaving said right-of-way and along said centerline, as follows: North 18 degrees 43 minutes 50 seconds West 561.76 feet, South 83 degrees 59 minutes 20 seconds West 107.25 feet, North 58 degrees 03 minutes 51 seconds West 76.11 feet, and North 36 degrees 36 minutes 16 seconds West 70.74 feet to a point on said southerly right-of-way of CSX Transportation Railroad; Thence, leaving said centerline and along said right-of-way, North 70 degrees 28 minutes 26 seconds East 515.25 feet to an iron rod (old) at the beginning of a curve in said right-of-way concave to the southeast and having a radius of 2056.50 feet; Thence, with said curve, an arc distance of 448.62 feet through a central angle of 12 degrees 29 minutes 56 seconds to the Beginning containing 7.26 acres.

Being the same property conveyed to A+ STORAGE HERMITAGE, L.P., A TENNESSEE LIMITED PARTNERSHIP, by Deed of record as Instrument Number 20040507-0052378, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Right of parties in possession, as tenants only, under unrecorded leases with no rights to purchase and no right of first refusal.

2. General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 086-059, a lien, but not yet due and payable.

3. Stormwater Detention Agreement of record Instrument No. 20040916-0111789, said Register's Office.

4. Agreement for Dedication of an Easement wherein a fifteen foot utility easement was granted to the City of Mt. Juliet of record in Book 6709, page 337, said Register's Office, as shown on the "Survey".

5. Judgment and Final Decree of record in Book 8493, page 464, said Register's Office, regarding the taking of 0.335 acres and a permanent drainage easement by the Metropolitan Government.

6. Title to that portion of the premises, if any, embraced within the charter right-of-way of CSX Transportation Railroad.

7. All matters shown on that certain ALTA/ACSM Land Title Survey by Tony Reasons II, TN RLS No. 1665 with The Reasons Company, dated June 6, 2014, last revised July 17, 2014 (the "Survey").