Davidson County DEEDWARR
Recvd: 11/21/14 14:57 6 pgs
Fees:33.00 Taxes:1924.00
20141121-0107555

NAME AND ADDRESS OF NEW OWNER:
Storage Pros I-65 at Trinity LLC
30665 Northwestern Highway, Suite 100
Farmington Hills, Michigan 48334

THIS INSTRUMENT PREPARED BY:
Jaffe, Raitt, Heuer & Weiss, P.C.
27777 Franklin Road
Southfield, Michigan 48034

SEND TAX NOTICES TO:
New Owner

Map & Parcel No. 07102020300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JM Charitable Foundation**, a Texas non-profit corporation ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Storage Pros I-65 at Trinity LLC**, a Delaware Limited Liability Company, their successors and assigns, forever, all of Grantor's right, title and interest in and to its ten percent (10%) ownership interest in that certain parcel of real estate situated and located in the 2nd District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat AAA Storage Subdivision of record in Instrument No. 200204110045260, said Register's Office of Davidson County, Tennessee, and further described as follows:
>
> A tract of land in the 2nd District, Davidson County, Tennessee, being Lot No. 1 of AAA Storage Subdivision as recorded in Instrument No. 200204110045260, Register's Office of Davidson County, Tennessee (RODC). Tract Being bounded on the south by Brick Church Realty, LLC as recorded in Instrument No. 201205150041993, RODC, on the west by KRC Family Partnership, LP, as recorded in Instrument No. 200412140148685, RODC and by Donna & James Coons as recorded in Instrument No. 200505200057027, RODC, on the north by Nashville Electric Service as recorded in Instrument No. 201210100092770, ROCD and on the east by the western Right of Way (ROW) of Brick Church Pike.
>
> Tract being described as follows:

POINT OF BEGINNING being an iron pin on the western ROW of said Brick Church Pike and the northeastern corner of said Brick Church Realty, LLC; thence along the common line of said Brick Church Realty, LLC S 80° 41' 56" W 1325.36 feet to an iron rod with Dell RLS 1710 cap; thence N 18° 43' 40" W 73.08 feet to an iron rod with T&A RLS 1128 cap; thence N 17° 32' 30" W 122.94 feet to an iron rod with T&A RLS 1128 cap; thence N 80° 42' 55" E 1040.89 feet to a point; thence S 08° 58' 10" E 138.46 feet to a point; thence N 80° 41' 57" E 310.61 feet to a point; thence S 13° 43' 20" E 55.17 feet to the point of beginning.

Tract contains 215,861 square feet or 4.96 acres.
Bearings based on Tennessee State Plane Coordinate System.

Together with a non-exclusive easement for vehicular and pedestrian access as granted, limited and defined in the Declaration of Access Easement recorded in Instrument No. 20141121-0107420, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JM Charitable Foundation, a Texas non-profit corporation, by Deed from JM Assets, LP, of record in Instrument No. 20141121-0107419 Register's Office for Davidson County, Tennessee.

Property address: 2426 Brick Church Pike, Nashville, TN 37207

This conveyance is subject to the Permitted Exceptions set forth on Exhibit "A".

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except as set forth above.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

[Signature Page Follows]

WITNESS MY HAND on this 14 day of November, 2014.

JM CHARITABLE FOUNDATION,
a Texas non-profit corporation

By: _____
John Muhich, President

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF TRAVIS)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared John Muhich, 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 President of JM Charitable Foundation, a Texas non-profit corporation, the within named bargainor, and that he in such capacity executed the foregoing instrument for the purposes therein contained, by signing the name of the non-profit corporation by himself as the President of the non-profit corporation.

WITNESS MY HAND and official seal at office in TRAVIS County Texas, Tennessee, on the 11 day of November, 2014.

My commission expires:_____ Notary Public

NOTARY PUBLIC STATE OF TEXAS
KIMBERLY LOWE
My Commission Expires
September 10, 2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $520,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 13th day of November, 2014.

My commission expires:_____ Notary Public

SHEREL E. SHAND
NOTARY PUBLIC, OAKLAND COUNTY, MI
MY COMMISSION EXPIRES: OCT. 18, 2020
ACTING IN OAKLAND COUNTY

EXHIBIT A
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015, and subsequent years, not yet due and payable.

2. All matters shown on Plat of record in Instrument No. 200204110045260, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 200107090072863, Register's Office for Davidson County, Tennessee.

4. TVA Transmission Line Easement as referenced in Warranty Deed of record in Instrument No. 200106200065306, Register's Office for Davidson County, Tennessee.

5. Rights of tenants, as tenants only with no rights of first refusal or options to purchase, under unrecorded leases.

6. Terms, provisions and easement contained in the Declaration of Easement Agreement made between A-A-A Storage I-65 at Trinity, LP, JM Charitable Foundation, and JM Assets, LP recorded November, 2014, in Instrument No. *20141121-0107420, Register's Office for Davidson County, Tennessee.

7. The following matters as shown on the survey prepared by Littlejohn dated October 17, 2014, last revised October 31, 2014 and designated as Job No. 20141227:

a. 1-story storage building located on the easterly portion of the Land encroaches onto the drainage easement created by the plat recorded as Instrument No. 200204110045260;

b. fence crosses over the easterly property line and encroaches onto Lot 2 of the Final Plat AAA Storage Subdivision of record in Instrument No.2002041100045260; and

c. overhead power line crosses the Land and runs onto the adjacent property to the south without the benefit of a known easement.

True Copy Certification

I, JAMES KAREZA, do hereby make oath that I am a licensed attorney and/or 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, [Name of Notary] MARTHA REYNA, a notary public for this county and state, [name of ~~person making certification~~ JAMES KAREZA] 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: _____
Notary' Seal (if on paper)

OFFICIAL SEAL
MARTHA REYNA
Notary Public - State of Illinois
My Commission Expires Jan 17, 2016