Davidson County DEEDWARR
Recvd: 01/22/15 13:19 7 pgs
Fees:38.00 Taxes:8619.36
20150122-0006357

NAME AND ADDRESS OF NEW OWNER:
Storage Pros Bordeaux 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 Assets, LP**, a Nevada limited partnership ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Storage Pros Bordeaux LLC**, a Michigan Limited Liability Company, their successors and assigns, forever, all of Grantor's right, title and interest in and to its 47.2527% 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:

Being Lot No. 1, as shown on the Consolidation Plat Bordeaux Shopping Center of record as Instrument No. 200103060021022, Register's Office for Davidson County, Tennessee.

Said property also described as:
POINT OF BEGINNING being and ½ iron rod old on said northern ROW and being the southwestern corner of said Lot 2; thence with said ROW N 53° 22' 17" W 85.46 feet to an iron rod new; thence N 58° 12' 36" W 139.07 feet to an iron rod new; thence N 63° 35' 39" W 96.95 feet to a ½. iron rod old; thence leaving said ROW with the common line of the said Mary C. Major tract N 02° 20' 34" E 199.13 feet to an iron rod old; thence with the common line of said Tonya Marie Norfleet N 00° 26' 28" W 102.21 feet to an Iron rod old with a cap marked .JM Native.; thence N 85° 09' 46" W 60.46 feet to an iron rod new on said eastern ROW; thence along said ROW N 41° 02' 03" E 112.50 feet to an iron rod new; thence leaving said ROW with the common lines of said a portion of Lot 1 of the LE Smith Subdivision and Lot 1 Cathcart Subdivision 1st Revision S 54° 10' 42" E 363.39 feet to an iron rod old with a cap marked "Volenteer".; thence long the common lines of Lot 1 of the Bordeaux Shopping Center, Section 2 S 04° 47' 46" W 28.08 feet to an iron rod new; thence S

04° 47' 46" W 161.71 feet to an iron rod old; thence S 88° 18' 09" E 72.42 feet to an iron rod new; thence with the common line of said Lot 2 S 40° 26' 30" W 156.53 feet to a PK nail old; thence with a curve to the left with an angle of 90° 39' 57", a radius of 24.99 feet, a length of 39.53 feet and having a chord bearing and distance of S 04° 52' 53" E 35.54 feet to the point of beginning.

Being the same property conveyed to JM Assets, LP, a Nevada limited partnership, by Deed from A-A-A Storage Bordeaux, LP, of record in Instrument No. 20141229-0118418, Register's Office for Davidson County, Tennessee.

Improved property commonly known as: 3308 John Mallette Drive, 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 21st day of January, 2015.

**JM ASSETS, LP,**
a Nevada limited partnership

By: A-A-A Storage LLC
Its: General Partner

By: _____
John Muhich, President

STATE OF 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 A-A-A Storage LLC, the General Partner of JM Assets, LP, the within named grantor, a Nevada limited partnership, and that he in such capacity executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Partnership by himself as the President of the Limited Partnership's General Partner.

WITNESS MY HAND and official seal at office in AUSTIN, TRAVIS COUNTY, TEXAS, on the 15th day of January, 2015.

My commission expires: 9/10/18

_____
Notary Public

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 $2,329,558.00, 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 15th day of January, 2015.

My commission expires: 9/10/18

Notary Public

KIMBERLY LOWE
My Commission Expires
September 10, 2018

EXHIBIT A
PERMITTED EXCEPTIONS

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

2. All matters as shown on Plat of record in Instrument No. 200103060021022, Register's Office for Davidson County, Tennessee as located in the approximate location as shown on the survey prepared by Littlejohn, dated December 2, 2014, last revised January 16, 2014, designated Job No. 20141350.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Deed Book 3958, page 102, Register's Office for Davidson County, Tennessee; as located in the approximate location as shown on the survey prepared by Littlejohn, dated December 2, 2014, last revised January 16, 2014, designated Job No. 20141350.

4. Declaration and Grant of Joint Non-Exclusive Ingress and Egress Easement of record in Instrument No. 200104060034163, Register's Office for Davidson County, Tennessee; as located in the approximate location as shown on the survey prepared by Littlejohn, dated December 2, 2014, last revised January 16, 2014, designated Job No. 20141350.

5. Easements and rights as set forth in Metropolitan City Council Ordinance No. 99-1707, not of record in the Register's Office for Davidson County, Tennessee; as located in the approximate location as shown on the survey prepared by Littlejohn, dated December 2, 2014, last revised January 16, 2014, designated Job No. 20141350.

6. Stormwater Detention Agreement of record in Instrument No. 200406230074411, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Instrument No. 200201070002304, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20061130139840, Register's Office for Davidson County, Tennessee; as located in the approximate location as shown on the survey prepared by Littlejohn, dated December 2, 2014, last revised January 16, 2014, designated Job No. 20141350.

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

10. Overhead power line crossing the land servicing property to the northwest; overhead power line entering from the northeast; fence and concrete encroachment onto property to the north; parking spaces located within former County Hospital Road at the southeast corner as disclosed by the survey prepared by Littlejohn, dated December 2, 2014, last revised JAN 16, 2015, designated Job. No. 20141350.

# 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 Vree, 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.

OFFICIAL SEAL
HEATHER VREE
Notary Public - State of Illinois
My Commission Expires 12/08/2018

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)