Prepared By:
Jeannine T. Bishop, Esquire
Morgan, Lewis & Bockius LLP
1701 Market Street
Philadelphia, Pennsylvania 19103

Return to:

Davidson County DEEDWARRSP
Recvd: 03/25/15 08:46 6 pgs
Fees:33.00 Taxes:24327.50
20150325-0025451

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBER:
CubeSmart Swiss Ave, LLC	CubeSmart Swiss Ave, LLC	161-00-0-243.00
5 Old Lancaster Road	5 Old Lancaster Road	161-00-0-279.00
Malvern, PA 19355	Malvern, PA 19355	

FOR AND IN CONSIDERATION OF the sum of SIX MILLION FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($6,575,000.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SUNRISE SELF-STORAGE-NASHVILLE 1, L.P.**, a Tennessee limited partnership, successor by merger with AMS 1 Nashville Investments, LLC, a Delaware limited liability company (hereinafter called the "Seller"), by these presents does transfer, sell and convey unto **CUBESMART SWISS AVE, LLC**, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 425 Swiss Avenue, Nashville, Davidson County, Tennessee

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 18th day of March, 2015.

SELLER:

SUNRISE SELF-STORAGE-NASHVILLE 1, L.P.,
a Tennessee limited partnership

By: Sunrise Self-Storage Management Inc.,
a California corporation, its general partner

By: _____
Name: Marc S. Barmazel
Title: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On March 18, 2015 before me, Cheryl Ann Moulton, a Notary Public, personally appeared MARC S. BARMAZEL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHERYL ANN MOULTON
Commission # 2086051
Notary Public - California
San Diego County
My Comm. Expires Nov 1, 2018

Cheryl Ann Moulton
Notary Public

(NOTARY PUBLIC SEAL)

STATE OF _CALIFORNIA
COUNTY OF _SAN DIEGO__

The actual consideration or value, whichever is greater, for this transfer is $6,575,000.00.

Affiant

Subscribed and sworn to before me this 18th day of March, 2015

CHERYL ANN MOULTON
Commission # 2086051
Notary Public - California
San Diego County
My Comm. Expires Nov 1, 2018

Notary Public
My Commission Expires: Nov. 1, 2018

Exhibit A

Legal Description

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Tract I

Being a parcel of land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, said property being Lot No. 2, as shown on the plat of Resubdivision of Lot 2, Hickory Commercial Park, Section One of record in Plat Book 11190; Page 29, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Tract II

Being a parcel of land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, said property being Lot No. 5, as shown on the plat of Resubdivision of Lot 2, Hickory Commercial Park, Section One of record in Plat Book 11190, Page 29, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to AMS I Nashville Investment, LLC, a Delaware limited liability company, predecessor to Sunrise Self-Storage-Nashville 1, L.P., from Silo Storage, L.L.C., an Arizona limited liability company; Mary Lois Warnacutt co-trustee and Rober Warnacutt, co-trustee, of the Testamentary Trust of Lois Warnacutt; Walter J. Selby, III, Living Trust; Jeffrey R. Galanti and wife, Susan Z. Galanti; F. Peter Gersbacher and wife, Lola J. Gersbacher, co-trustees of the Gersbacher Family Trust UTA, dated November 12, 1992; and Rennaissance Properties, LTD, a Minnesota corporation by Deed dated June 26, 2008, of record in Instrument No. 20080630-0067263, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

Subject to the following:

1. The lien of taxes and assessments for the current year and subsequent years;

2. Taxes or special assessments that are not shown as existing liens by the public records;

3. Matters that would be shown by an accurate survey and inspection of the property; and

4. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.

True Copy Certification

I, Cori Connors, 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.

Cori Connors
Signature

State of PA

County of Chester

Personally appeared before me, Julie A Schramm [Name of Notary], a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cori Connors

Julie A Schramm
Notary's Signature

My Commission Expires: 1/14/18
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JULIE A. SCHRAMM, Notary Public
West Chester Boro., Chester County
My Commission Expires January 14, 2018