This instrument was prepared by:
J. Bryan Echols, Esq.
Waller Lansden Dortch & Davis LLP
511 Union Street, Suite 2700
PO Box 198966
Nashville, Tennessee 37219-8966

BILL GARRETT, Davidson County
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SPECIAL WARRANTY DEED

FROM: AMERISITE SIXTH AVENUE SOUTH LLC, a Tennessee limited liability company, Grantor

TO: THE BEACH CO., a South Carolina corporation, and BEACH LOCKWOOD, LLC, a South Carolina limited liability company, collectively, Grantee, as tenants in common

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
The Beach Co. 211 King Street, Suite 300 Charleston, SC 29401	Same	093-10-0-228.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is THREE MILLION SEVEN HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($3,790,000.00).

By: _____
Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of March, 2015.

LINDA A. GRAY
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

_____
Notary Public
My Commission Expires: March 8, 2016

FOR AND IN CONSIDERATION OF the sum of THREE MILLION SEVEN HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($3,790,000.00), the receipt and

sufficiency of which are hereby acknowledged, AMERISITE SIXTH AVENUE SOUTH LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto THE BEACH CO., a South Carolina corporation, as to a 63.40 percent ownership interest, and BEACH LOCKWOOD, LLC, a South Carolina limited liability company, as to a 36.60 percent ownership interest (collectively, "Grantee"), as tenants in common, and their respective successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 516 and 522 Sixth Avenue South, Nashville, Tennessee 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, their respective successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

AMERISITE SIXTH AVENUE SOUTH LLC, a Tennessee limited liability company

By: _____
PETER SULICK
President

STATE OF MA)
)
COUNTY OF Middlesex)

Before me, Sharon Karimi, a Notary Public of said County and State, personally appeared PETER SULICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of AMERISITE SIXTH AVENUE SOUTH LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its President.

Witness my hand and seal, at Office in 24th, Watertown MA, this 24th day of March, 2015.

_____
Notary Public
My Commission Expires: Nov. 7 - 2019

SHAWN S. KARIMI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 7, 2019

EXHIBIT A

PROPERTY DESCRIPTION

TRACT NO. I

Land in Davidson County, Tennessee, being the southerly part of Lot Number 9 and the southerly part of Lot Number 10 on the plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 6th Avenue South, formerly High Street, at the northwest corner of the property conveyed to Edward Kaeser, Sr. and wife, by deed from F. Compton Wallace and wife, of record in Book 2342, page 189, said Register's Office; thence with the northerly line of said Kaeser property eastwardly 210 feet to the westerly margin of an alley; thence with the said alley northwardly 80 feet, more or less, to the southwest corner of the property conveyed to Morris Wiener by deed from C.H. Phelps and wife, of record in Book 638, page 454, said Register's Office; thence with the southerly line of the Wiener property westwardly 210 feet to the easterly margin of 6th Avenue South; thence with said Avenue southwardly 80 feet, more or less, to the beginning.

TRACT NO. II

Land in Davidson County, Tennessee, being the southerly 22 feet 9 inches of Lot Number 10 all of Lot Number 11 and the northerly 22 feet of Lot Number 12 on the plan of Barrow Grove Addition, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee. Said part of Lot Number 10 and all of Lot Number 11 and part of Lot No. 12 front together 104 feet 9 inches on the easterly side of 6th Avenue South, formerly High Street, and run back between parallel lines 2210 feet to an alley.

Being the same property conveyed to AMERISITE SIXTH AVE SOUTH, LLC, by deed from ROSEMARY TAYLOR KAESER, FLORENCE KATHRYN KAESER LEE AND SUE ANN KAESER MOORE, of record as Instrument No. 20050919-0112091, dated January 14, 2005, corrected as Instrument No. 20140124-0006578, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2015, a lien, but not yet due and payable;

2. Easements for the installation or maintenance of public utilities serving only the Property;

3. Rights and claims of parties in possession (aka, storage customers) under rental agreements (aka, storage contracts) in respect of space in the Property, in each case without right of purchase; and

4. Matters shown on that Survey of the Property last revised March 23, 2015, by Robert M. Searson, TN RLS #1666.