(1)

Davidson County DEEDWARR
Recvd: 10/23/15 14:36 8 pgs
Fees:43.00 Taxes:12487.50
20151023-0108178

NAME AND ADDRESS OF NEW OWNER:
Storage Pros Antioch 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:
Storage Pros Antioch LLC
30665 Northwestern Highway, Suite 100
Farmington Hills, Michigan 48334

Map No. 164 Parcel No. 36

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, **EVERGREEN NASHVHILLE STORAGE, LLC,** an Arizona limited liability company (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **STORAGE PROS ANTIOCH LLC**, a Michigan limited liability company, their successors and assigns, forever, all of Grantor's right, title and interest in and to that certain parcel of real estate situated and located in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land located in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee on the southerly margin of Murfreesboro Road, East of Mt. View Road being a tract of land shown on the Second Revision, Consolidation Plat, Evergreen Nashville Storage, LLC recorded in Book 11190, Page 122, Register's Office, Davidson County, Tennessee and described according to an ALTA/ACSM Land Title Survey dated 11-17-05 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. #1838) as follows:

Commencing at an iron rod (old) on the southerly margin of Murfreesboro Road, said rod being the Northeast corner of the Shawkat H. Abdulrahim and Khalid H. Abdulrahim Land (Instrument # 20030709-0094971 R.O.D.C., TN.); thence with said southerly margin S 43 deg. 28' 34" E 120.09 feet to an iron rod (old); thence S 45 deg. 38' 12" W 4.00 feet to an iron rod (old) on the

dedicated southerly margin of Murfreesboro Road as shown on the Second Revision, Consolidation Plat, Evergreen Nashville Storage, LLC (Book 11190, Page 122 R.O.D.C., TN.), the true point of beginning for the herein described land; thence with the dedicated southerly margin of said Murfreesboro Road S 43 deg. 28' 34" E 345.17 feet to an iron rod (old) in the line of the Summerfield Development, LLC Land (Book 11571, Page 943, R.O.D.C., TN.); thence leaving said dedicated southerly margin of Murfreesboro Road with said Summerfield Development S 46 deg. 31' 26" W (passing a corner of Mainstreet Homes Instrument # 20010815-0088156 R.O.D.C., TN.) for a total distance of 256.67 feet to an iron rod (old); thence S 89 deg. 30' 00" W (passing a corner of Autumn Glen, Section 1) and another corner of said Mainstreet Homes for a total distance of 721.07 feet to an iron rod (old); thence N 03 deg. 52' 23" E 51.57 feet to an iron rod (old) in the southerly margin of Mt. View Circle (60' wide right of way); thence with said southerly margin with a curve to the left that has a radius of 90.73 feet a chord bearing and distance of N 28 deg. 10' 26" E 74.67 feet for an arc length of 76.96 feet to an iron rod (old) in the easterly margin of said Mt. View Road; thence with said easterly margin N 03 deg. 52' 23" E 60.26 feet to an iron rod (old) at the Southwest corner of the Darrell and Becky Read Land (Book 10087, Page 534 R.O.D.C., TN.) also shown as the Subdivision of Tracts 1 and 2, Darrell Read Property (Book 8250, Page 560 R.O.D.C., TN.); thence with said Read N 74 deg. 14' 40" E (passing a corner of said Shawkat H. Abdulrahim and Khalid H. Abdulrahim Land Instrument # 20030709-0094971 R.O.D.C., TN.) for a total distance of 533.40 feet to an iron rod (old); thence with said Abdulrahim N 45 deg. 38' 12" E 158.94 feet to the point of beginning containing 227731.57 sq. ft. or 5.23 acres.

Being a portion of the same property conveyed to Evergreen Nashville Storage, LLC, an Arizona limited liability company, by Quitclaim Deed of record in Book 10328, Page 899, and by Warranty Deed of record in Book 11484, Page 675, Register's Office for Davidson County, Tennessee.

Improved property commonly known as: 3541 Murfreesboro Pike, Antioch, Tennessee 37013.

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 22 day of October, 2015.

EVERGREEN NASHVILLE STORAGE, L.L.C.,
an Arizona limited liability company

By: _____
Luke V. McCarthy, Manager

ACKNOWLEDGMENT

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
County of Los Angeles)

On October 14, 2015 before me, Yawen Zeng, a Notary Public
(insert name and title of the officer)

personally appeared Luke V. McCarthy,
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.

YAWEN ZENG
Commission # 2090433
Notary Public - California
Los Angeles County
My Comm. Expires Nov 17, 2018

Signature Yawen Zeng (Seal)

STATE OF Florida
COUNTY OF Hillsborough

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $3,375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WAMalone
Affiant William A. Malone

Sworn to and subscribed before me on this 22nd day of October, 2015.

Catherine M. Bartholomew
Notary Public

My commission expires:_____

CATHERINE M. BARTHOLOMEW
MY COMMISSION # FF 181574
EXPIRES: April 5, 2019
Bonded Thru Notary Public Underwriters

EXHIBIT A
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
2. All matters as shown on the Plat of record in Book 11190, Page 96, in the Register's Office for Davidson County, Tennessee.
3. Rights of tenants under unrecorded leases, as tenants only, with no rights of first refusal or options to purchase.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/20/2017

Notary Seal:

