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

Mail to:
Land Services USA, Inc.
1 S. Church Street, Suite 300
West Chester, Pennsylvania 19380
Attn: Jennifer Jones, Commercial Assistant

Davidson County DEEDWARRSP
Recvd: 12/09/15 15:30 7 pgs
Fees:38.00 Taxes:12934.27
20151209-0124099

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBER:
191 III CUBE TN SUB LLC 5 Old Lancaster Road Malvern, Pennsylvania 19355	191 III CUBE TN SUB LLC 5 Old Lancaster Road Malvern, Pennsylvania 19355	02508001100

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **STORAGE PROS GOODLETTSVILLE LLC,** a Delaware limited liability company, and **JRM-GOODLETTSVILLE LLC,** a Delaware limited liability company, as tenants in common, whose mailing address is 30665 Northwestern Highway, Suite 100, Farmington Hills, Michigan 48334 (collectively, "Grantors"), in favor of **191 III CUBE TN SUB LLC,** a Delaware limited liability company, whose mailing address is 5 Old Lancaster Road, Malvern, Pennsylvania 19355 ("Grantee").

FOR AND IN CONSIDERATION of the sum of Three Million Four Hundred Ninety-Five Thousand Seven Hundred Forty-Seven and 60/100 Dollars ($3,495,747.60), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantors, have this day bargained and sold, and do hereby transfer and convey unto, the Grantee herein, its successors and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

Record & Return to:
Land Services USA, Inc.
1 South Church Street, Suite 300
West Chester, PA 19382
File# !CUBESTORPROS

This is improved property, known as 307 S. Main Street, Goodlettsville, Tennessee 37072.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

Grantors warrant the title against all persons claiming under Grantors, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 7 day of December, 2015.

GRANTORS:

STORAGE PROS GOODLETTSVILLE LLC,
a Delaware limited liability company

By: Storage Pros TN-4 LLC, a Michigan limited liability company
Its: Sole Member

By: LB Acquisitions LLC, a Michigan limited liability company
Its: Manager

By: _____
David Levenfeld, Manager

JRM-GOODLETTSVILLE LLC,
a Delaware limited liability company

By: RM Manager, LLC, a Delaware limited liability company
Its: Manager

By: _____
David Levenfeld, Authorized Representative

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared David Levenfeld, 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 manager of LB Acquisitions LLC, the manager of Storage Pros TN-4 LLC, the sole member of STORAGE PROS GOODLETTSVILLE LLC, a Delaware limited liability company, a within named bargainor, and that he, as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of such entity by himself as such officer.

WITNESS my hand and seal at office, on this the 1st day of December, 2015.

DAWN M. YAX
NOTARY PUBLIC, WAYNE COUNTY, MI
MY COMMISSION EXPIRES AUGUST 20, 2021
ACTING IN OAKLAND COUNTY

[Affix Notarial Seal]

Dawn M. Yax
Notary Public
My commission expires_____

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared David Levenfeld, 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 authorized representative of RM Manager, LLC, the manager of JRM-GOODLETTSVILLE LLC, a Delaware limited liability company, a within named bargainor, and that he, as such authorized representative, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of such entity by himself as such authorized representative.

WITNESS my hand and seal at office, on this the 1st day of December, 2015.

Dawn M. Yax
Notary Public
My commission expires_____

[Affix Notarial Seal]

DAWN M. YAX
NOTARY PUBLIC, WAYNE COUNTY, MI
MY COMMISSION EXPIRES AUGUST 20, 2021
ACTING IN OAKLAND COUNTY

STATE OF MICHIGAN
COUNTY OF OAKLAND

The actual consideration or value, whichever is greater, for this transfer is $3,495,747.60.

Affiant

Subscribed and sworn to before me this _____.

DAWN M. YAX
NOTARY PUBLIC, WAYNE COUNTY, MI
MY COMMISSION EXPIRES AUGUST 20, 2021
ACTING IN OAKLAND COUNTY

Notary Public

My Commission Expires:_____

EXHIBIT "A"

Legal Description

Being Lot No. 2 as shown on the final plat of Robert McCasland Lots filed for record in Book 8250, Page 813, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of the said lot.

Being the same property conveyed to Storage Pros Goodlettsville LLC, a Delaware limited liability company, and JRM-Goodlettsville LLC, a Delaware limited liability company, as tenants in common, by Special Warranty Deed from TRE II Goodlettsville, LLC, a Mississippi limited liability company, dated April 30, 2013 and recorded May 9, 2013 as Instrument Number 20130509-0047116 in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

Subject to the following:

1. Zoning and/or restrictions and prohibitions imposed by governmental authorities;

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

3. Taxes and assessments which are a lien, but not yet due and payable;

4. Matters an accurate survey would reveal; and

5. The rights of tenants as tenants only under unrecorded leases.

True Copy Certification

I, Eileen M. Christian, 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.

Eileen M Christian
Signature

State of PA

County of Chester

Personally appeared before me, [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.

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