BILL GARRETT, Davidson County
Trans:T20160014585 DEEDWARRSP
Recvd: 02/22/16 16:27 5 pgs
Fees:28.00 Taxes:4070.00
20160222-0016937

This Instrument Prepared By:

John A. Gupton III
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
MUSIC CITY SELF STORAGE, LLC, a Kentucky limited liability company 333 E. Main Street Ste 400 Louisville, KY 40202	Same
Map & Parcel No.: 106-00-0-153.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **TENNESSEE INDEPENDENT TELECOMMUNICATIONS GROUP, LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto **MUSIC CITY SELF STORAGE, LLC**, a Kentucky limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is unimproved property known as 506 Fesslers Lane, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by,

through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of February, 2016.

TENNESSEE INDEPENDENT TELECOMMUNICATIONS GROUP, LLC,
a Tennessee limited liability company

By: _____
Terry R. Metze, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared **TERRY R. METZE, JR.,** 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 **TENNESSEE INDEPENDENT TELECOMMUNICATIONS GROUP, LLC**, the within-named bargainor, a Tennessee limited liability company, and that he, as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such President.

WITNESS my hand and seal at office on this the 19th day of February, 2016.

_____
Notary Public

My Commission Expires:
4-24-17

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Brandy Gomez
AFFIANT

Subscribed and sworn to before me this 22 day of February, 2016.

NOTARY PUBLIC

My Commission Expires:

6-21-2016

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 1 and Lot 3, Fesslers Commercial Park, Section Two, of record as Instrument No. 20061016-0127916 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to TENNESSEE INDEPENDENT TELECOMMUNICATIONS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TRISTAR ENERGY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20101102-0087897, dated November 2, 2010, Register's Office for Davidson County, Tennessee.

Exhibit B

Exceptions

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 106-00-0-153.00.

2. Matters shown on the Plan of record in Instrument No. 20061016-0127916, Register's Office for Davidson County, Tennessee.