Prepared by:
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TNFA15-4196

Davidson County DEEDWARRSP
Recvd: 04/25/16 12:36 7 pgs
Fees:38.00 Taxes:26201.89
20160425-0039917

**SPECIAL WARRANTY DEED**

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILL TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| 191 III CUBE TRINITY SUB, LLC<br>5 Old Lancaster Road<br>Malvern, Pennsylvania 19355 | 191 III CUBE TRINITY SUB, LLC<br>5 Old Lancaster Road<br>Malvern, Pennsylvania 19355 | 07102020300 |

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **STORAGE PROS I-65 AT TRINITY LLC**, a Delaware limited liability company, whose mailing address is 30665 Northwestern Highway, Suite 100, Farmington Hills, Michigan 48334 ("Grantor"), in favor of **191 III CUBE TRINITY 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 Seven Million Eighty One Thousand Five Hundred Ninety-Two and 40/100 Dollars ($7,081,592.40), 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, Grantor, has this day bargained and sold, and does 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.

This is improved property, known as 2426 Brick Church Pike, Nashville, TN 37207.

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.

Grantor warrants the title against all persons claiming under Grantor, 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 21 day of April, 2016.

**GRANTOR:**

**STORAGE PROS I-65 AT TRINITY LLC,**
a Delaware limited liability company

By: Storage Pros Mid-Tenn LLC, a Michigan limited liability company
Its: Manager

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

By: _____
David Levenfeld, Manager

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 Mid-Tenn LLC, the manager of STORAGE PROS I-65 AT TRINITY LLC, a Delaware limited liability company, the 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 6 day of April, 2016.

Dawn M. Yax

[Affix Notarial Seal] Notary Public

My commission expires _____

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 $7,081,592.40.

Affiant

Subscribed and sworn to before me this April 6, .

Notary Public

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

My Commission Expires:_____

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat AAA Storage Subdivision of record in Instrument No. 200204110045260, said Register's Office of Davidson County, Tennessee, and further described as follows:

A tract of land in the 2nd District, Davidson County, Tennessee, being Lot No. 1 of AAA Storage Subdivision as recorded in Instrument No. 200204110045260, Register's Office of Davidson County, Tennessee (RODC). Tract Being bounded on the south by Brick Church Realty, LLC as recorded in Instrument No. 201205150041993, RODC, on the west by KRC Family Partnership, LP, as recorded in Instrument No. 200412140148685, RODC and by Donna & James Coons as recorded in Instrument No. 200505200057027, RODC, on the north by Nashville Electric Service as recorded in Instrument No. 201210100092770, ROCD and on the east by the western Right of Way (ROW) of Brick Church Pike.

Tract being described as follows:

POINT OF BEGINNING being an iron pin on the western ROW of said Brick Church Pike and the northeastern corner of said Brick Church Realty, LLC; thence along the common line of said Brick Church Realty, LLC S 80° 41' 56" W 1325.36 feet to an iron rod with Dell RLS 1710 cap; thence N 18° 43' 40" W 73.08 feet to an iron rod with T&A RLS 1128 cap; thence N 17° 32' 30" W 122.94 feet to an iron rod with T&A RLS 1128 cap; thence N 80° 42' 55" E 1040.89 feet to a point; thence S 08° 58' 10" E 138.46 feet to a point; thence N 80° 41' 57" E 310.61 feet to a point; thence S 13° 43' 20" E 55.17 feet to the point of beginning.

Tract contains 215,861 square feet or 4.96 acres.
Bearings based on Tennessee State Plane Coordinate System.

Together with a non-exclusive easement for vehicular and pedestrian access as granted, limited and defined in the Declaration of Access Easement recorded in Instrument No. 20141121-0107420, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Storage Pros I-65 at Trinity LLC, a Delaware limited liability company, by (i) Warranty Deed from A-A-A Storage I-65 at Trinity, L.P., a Texas limited partnership (as to its 53% ownership interest), dated November 14, 2014 and recorded November 21, 2014 as Instrument Number 20141121-0107553, (ii) Warranty Deed from JM Assets, LP, a Nevada limited partnership (as to its 37% ownership interest), dated November 14, 2014 and recorded November 21, 2014 as Instrument Number 20141121-0107554 and (iii) Warranty Deed from JM Charitable Foundation, a Texas non-profit corporation (as to its 10% ownership interest), dated November 14, 2014 and recorded November 21, 2014 as Instrument Number 20141121-0107555, all 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, 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.

Signature

State of Pennsylvania

County of Chester

Robin A. O'Donnell

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.

Cori Connors

Robin A O'Donnell 4-25-2016

Notary's Signature

My Commission Expires: 10/24/2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robin A. O'Donnell, Notary Public
West Chester Boro, Chester County
My Commission Expires Oct. 24, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES