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
TNFA15-C197

Davidson County DEEDWARRSP
Recvd: 04/25/16 14:18 6 pgs
Fees:33.00 Taxes:24835.13
20160425-0040011

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBER:
191 III CUBE BORDEAUX SUB, LLC 5 Old Lancaster Road Malvern, Pennsylvania 19355	191 III CUBE BORDEAUX SUB, LLC 5 Old Lancaster Road Malvern, Pennsylvania 19355	06916003700

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **STORAGE PROS BORDEAUX LLC,** a Michigan limited liability company, whose mailing address is 30665 Northwestern Highway, Suite 100, Farmington Hills, Michigan 48334 ("Grantor"), in favor of **191 III CUBE BORDEAUX 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 Six Million Seven Hundred Twelve Thousand One Hundred Ninety-Six and 40/100 Dollars ($6,712,196.40), 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 3308 John Mallette Drive, Nashville, Tennessee 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 BORDEAUX LLC,
a Michigan limited liability company

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 BORDEAUX LLC, a Michigan 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 6th day of April, 2016.

_____
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 $6,712,196.40.

Affiant

Subscribed and sworn to before me this April 6, 2016.

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. 1, as shown on the Consolidation Plat Bordeaux Shopping Center of record as Instrument No. 200103060021022, Register's Office for Davidson County, Tennessee.

Said property also described as:
POINT OF BEGINNING being and ½ iron rod old on said northern ROW and being the southwestern corner of said Lot 2; thence with said ROW N 53° 22' 17" W 85.46 feet to an iron rod new; thence N 58° 12' 36" W 139.07 feet to an iron rod new; thence N 63° 35' 39" W 96.95 feet to a ½. Iron rod old; thence leaving said ROW with the common line of the said Mary C. Major tract N 02° 20' 34" E 199.13 feet to an iron rod old; thence with the common line of said Tonya Marie Norfleet N 00° 26' 28" W 102.21 feet to an Iron rod old with a cap marked .JM Native.; thence N 85° 09' 46" W 60.46 feet to an iron rod new on said eastern ROW; thence along said ROW N 41° 02' 03" E 112.50 feet to an iron rod new; thence leaving said ROW with the common lines of said a portion of Lot 1 of the LE Smith Subdivision and Lot 1 Cathcart Subdivision 1st Revision S 54° 10' 42" E 363.39 feet to an iron rod old with a cap marked "Volonteer".; thence long the common lines of Lot 1 of the Bordeaux Shopping Center, Section 2 S 04° 47' 46" W 28.08 feet to an iron rod new; thence S 04° 47' 46" W 161.71 feet to an iron rod old; thence S 88° 18' 09" E 72.42 feet to an iron rod new; thence with the common line of said Lot 2 S 40° 26' 30" W 156.53 feet to a PK nail old; thence with a curve to the left with an angle of 90° 39' 57", a radius of 24.99 feet, a length of 39.53 feet and having a chord bearing and distance of S 04° 52' 53" E 35.54 feet to the point of beginning.

Being the same property conveyed to Storage Pros Bordeaux LLC, a Michigan limited liability company, by (i) Warranty Deed from A-A-A Storage Bordeaux, LP, a Texas limited partnership (as to its 52.7473% ownership interest), dated January 21, 2015 and recorded January 22, 2015 as Instrument Number 20150122-0006356 and (ii) Warranty Deed from JM Assets, LP, a Nevada limited partnership (as to its 47.2527% ownership interest), dated January 21, 2015 and recorded January 22, 2015 as Instrument Number 20150122-0006357, 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