Prepared by:
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TNFA15-4195

Davidson County DEEDWARRSP
Recvd: 04/25/16 15:24 6 pgs
Fees:33.00 Taxes:17534.60
20160425-0040149

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBER:
191 III CUBE OLD HICKORY SUB, LLC 5 Old Lancaster Road Malvern, Pennsylvania 19355	191 III CUBE OLD HICKORY SUB, LLC 5 Old Lancaster Road Malvern, Pennsylvania 19355	05300003700

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **STORAGE PROS OLD HICKORY 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 OLD HICKORY 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 Four Million Seven Hundred Thirty Nine Thousand Eighty-One and 40/100 Dollars ($4,739,081.40), 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 316 Martingale Drive, Old Hickory, Tennessee 37138.

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 OLD HICKORY 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 OLD HICKORY 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.

[Affix Notarial Seal]

Sherel E Shand
Notary Public
My commission expires _____

SHEREL E. SHAND
NOTARY PUBLIC, OAKLAND COUNTY, MI
MY COMMISSION EXPIRES: OCT. 18, 2020
ACTING IN OAKLAND COUNTY

STATE OF MICHIGAN
COUNTY OF OAKLAND

The actual consideration or value, whichever is greater, for this transfer is $4,739,081.40.

Affiant

Subscribed and sworn to before me this April 6, 2016

Notary Public

My Commission Expires:_____

SHEREL E. SHAND
NOTARY PUBLIC, OAKLAND COUNTY, MI
MY COMMISSION EXPIRES: OCT. 18, 2020
ACTING IN OAKLAND COUNTY

EXHIBIT "A"

Legal Description

Tract I

Property located in the 12th Councilmanic District of Davidson County, Tennessee, being shown as Lot No. 7 on the plan of Riverfront Shopping Center-Section 6 of record in Plat Book 8250, Page 754, and Plat Book 9700, Page 640, Register's Office for Davidson County, Tennessee. And being described according to survey by J. Bruce Rainey, Surveyor #823, dated September 26, 2000 and known as Job No. 00-0184, as follows:

Beginning at an iron pin in the southwesterly margin of 45' Private Road, said pin being the easternmost Northeast corner of the herein described tract and the northernmost Northwest corner of the Old Hickory Utility District property; thence from said point of beginning with the line of the Old Hickory Utility District property, S 41° 58' 56" W – 559.16' to an iron pin; thence S 49° 01' 21" E – 24.05' to an iron pin; thence S 48° 16' 47" E – 170.69' to an iron pin; thence S 41° 13' 36" W – 59.99' to an iron pin; thence N 49° 13' 15" W – 546.68' to an iron pin; thence with Lot No. 8, N 40° 10' 27" E – 599.39' to an iron pin in the southwesterly margin of the 45' Private Road, said pin being the northernmost Northwest corner of the herein described tract; thence with said margin of the Private Road and a curve to the left having a radius of 2168.62', a delta of 4° 24' 39", a tangent of 83.52', a chord length of 166.91' said chord having a bearing of S 52° 57' 33" E and arc length along said curve of 166.95' to a point; thence with a curve to the right having a radius of 2191.13', a delta of 5° 10' 23", a tangent of 98.98', a chord length of 197.77', said chord having a bearing of S 52° 34' 41" E and an arc length along said curve of 197.83' to a point; thence S 49° 59' 29" E – 6.52' to the point of beginning containing 5.34 acres more or less.

Tract II

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the Final Plat of Riverfront Shopping Center, Section 6, of record in Book 8250, Page 754, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Storage Pros Old Hickory LLC, a Michigan limited liability company, by Special Warranty Deed from Vanguard Secure Storage, Inc., a Tennessee Corporation, dated August 5, 2014, recorded August 7, 2014 as Instrument Number 20140807-0070995 in the Davidson County Register's Office.

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