WARRANTY DEED

16-04-009

State of Tennessee)
County of Davidson)



THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of April, 2016

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
HAMPTON FALLS STORAGE PARTNERS, LLC	" NEW OWNER "	160-15-F
(NAME) 9834 Research Drive	(NAME)	001.00, 002.00, 003.00, 004.00, 005.00, 006.00, 900.00 & 160-286.00
(ADDRESS) Irvine, CA 92618	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **OHB DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **HAMPTON FALLS STORAGE PARTNERS, LLC, A NEW HAMPSHIRE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
BEING a tract of land in Davidson County, Tennessee and Part of Lot 5 of Brentwood Gardens Subdivision in Plat Book 1130, Page 16, Register's Office for Davidson County, Tennessee being more particularly described as follows:

BEGINNING at a common corner of said Lot 5, the northwesterly property corner of the Townhomes of Frederickburg Residential P.U.D. in Plat Book 9700, Page 534, Register's Office for Davidson County, Tennessee and the southerly right-of-way of Old Hickory Blvd., thence from the point of beginning:
1. South 06 degrees, 32 minutes, 03 seconds West, 15.58 feet to a point, thence;
2. South 45 degrees, 44 minutes, 14 seconds West, 51.26 feet to a point, thence;
3. South 50 degrees, 11 minutes, 31 seconds West, 158.92 feet to a point, thence;
4. South 52 degrees, 20 minutes, 55 seconds West, 81.48 feet to a point, thence;
5. South 78 degrees, 54 minutes, 31 seconds West, 65.42 feet to a point, thence;
6. North 81 degrees, 57 minutes, 39 seconds West, 24.10 feet to a point, thence;
7. North 08 degrees, 02 minutes, 21 seconds East, 178.21 feet to a point, thence;
8. North 81 degrees, 57 minutes, 39 seconds West, 34.00 feet to a point, thence;
9. North 08 degrees, 02 minutes, 20 seconds East, 75.50 feet to a point, on the Southerly right of way of Old Hickory Blvd.,
10. South 81 degrees, 57 minutes, 35 seconds East, 314.41 feet to the point of beginning.

Davidson County DEEDWARR
Recvd: 04/28/16 12:29 2 pgs
Fees:13.00 Taxes:3885.00
20160428-0041549

NOTE: Included in the above description is 12' right-of-way dedication parallel to Old Hickory Blvd.

TRACT II:
BEING a tract of land in Davidson County, Tennessee, and Part of Lots 1 and 5 of Brentwood Gardens Subdivision in Plat Book 1130, Page 16, Register's Office for Davidson County, Tennessee being more particularly described as follows:

BEGINNING at a point said being on the Southerly right-of-way of Old Hickory Blvd. and the northwesterly property corner of Parcel 160000008300 as shown on the Davidson County Property Map, and described in Instrument No. 20041221-0151643, Register's Office for Davidson County, Tennessee, thence from the point of beginning:
1. South 81 degrees, 57 minutes, 35 seconds East, 70.59 to a point, thence;
2. South 08 degrees, 02 minutes, 20 seconds West, 75.50 to a point, thence;
3. North 81 degrees, 57 minutes, 39 seconds West, 71.25 to a point, thence;
4. North 08 degrees, 32 minutes, 27 seconds East, 75.51 to a point of beginning.

NOTE: Included in the above description is a 12' right-of-way dedication to Old Hickory Blvd.

BEING all the same property conveyed to OHB DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION, by deed from DANIEL C. BURTON, A MARRIED PERSON, of record in Instrument No. 20080515-0050063, and in Instrument No. 20080515-0050064, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20080820-0085444, said Register's Office for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of President's Reserve Service Association Condominiums, of record in Instrument No. 20080820-0085446, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **673 Old Hickory Blvd., Brentwood, TN, 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 WHEREOF, its hands, this 28th day of April, 2016

OHB DEVELOPMENT GROUP, INC.,
A TENNESSEE CORPORATION

BY: Max Wilson
MAX WILSON, AUTHORIZED AGENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MAX WILSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the AUTHORIZED AGENT of **OHB DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2016.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

Peter Weiss

State of Tennessee)
County of Davidson)

DEE ANNE SCALES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public