BILL GARRETT, Davidson County
Trans:T20160046488 DEEDWARR
Recvd: 06/02/16 11:35 5 pgs
Fees:28.00 Taxes:4440.00
20160602-0055588

Warranty Deed

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s):
Butler Snow LLP Attention: John C. Taylor 6075 Poplar Avenue, Suite 500 Memphis, TN 38119 (901) 680-7200	PSI Atlantic Nashville TN #3, LLC c/o Premier Storage Investors, LLC 530 Oak Court Drive, Suite 185 Memphis, TN 38117	4326 Kenilwood Drive, Nashville, TN 37204	13208000200

WARRANTY DEED

THIS INDENTURE is made and entered into this 27 day of May, 2016, by and between **ONE SEVEN LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), and **PSI ATLANTIC NASHVILLE TN #3, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

All of that certain real estate described on Exhibit A attached hereto and incorporated herein by this reference.

The aforesaid real estate being the same real estate conveyed to Grantor by Warranty Deed of record as Instrument No. 20080728-0076903 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that: he/she/it is lawfully seized in fee of the aforedescribed real estate; that he/she/it has good right to sell and convey the same; the same is unencumbered, except those liens, easements, encumbrances and exceptions listed on Exhibit B attached hereto and incorporated herein by reference; and the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

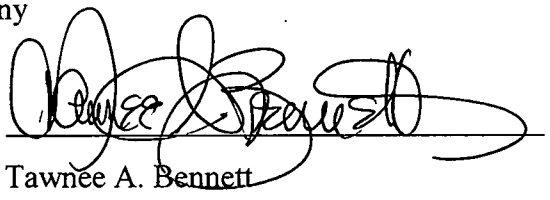
[*signature page follows*]

[Signature Page to Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

GRANTOR:

ONE SEVEN LLC, a Tennessee limited liability company

By: 

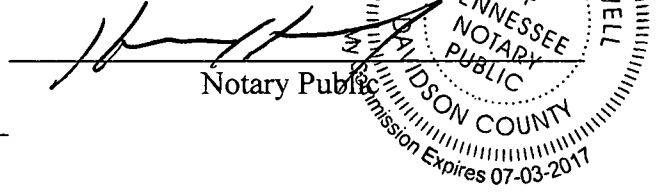
Name: Tawnee A. Bennett

Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Tawnee A. Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Member of One Seven LLC, a Tennessee limited liability company, the within named bargainor, and that he (or she), as such Member, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself (or herself) as such Member.

WITNESS my hand, at office, this 27 day of May, 2016.



Notary Public

My Commission Expires: _____

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Two Hundred Thousand and NO/100 Dollars ($1,200,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of May, 2016.

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____

EXHIBIT A
LEGAL DESCRIPTION

Property in Davidson County, Tennessee, being Lot No. 69, on the Plan of Southmeade, as shown on plat of record in Plat Book 1835, Pages 118 and 119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed One Seven, LLC by Warranty Deed of record in Instrument No. 20080728-0076903, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
2. Taxes for the year 2016 a lien, not yet due and payable.
3. Subject to the following matters shown on the Plan of record in Plat Book 1835, Pages 118 & 119, Register's Office for Davidson County, Tennessee.
    a. Building setback lines
    b. Utility easements
    c. Water lines
    d. Railroad right of way
4. Easements of record in Book 2088, Page 19, in the Register's Office for Davidson County, Tennessee.
5. All matters as shown on Survey No. 15-0694, prepared by Brian A. McCain, P.L.S., TN RLS #2256, dated May 10, 2016, including the following:
    a. All underground utility lines not located in a recorded easement.
    b. Fence encroachments at north and east boundary lines.
    c. 2.1' wall encroachment at northeast boundary line.
    d. Overhead utility lines as shown on survey.
6. Instrument to Amend Final Subdivision Plat of record in Instrument No. 20160516-0048579, Register's Office for Davidson County, Tennessee.