'Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s):
Butler Snow LLP	PSI Atlantic Nashville TN #2, LLC		
Attention: John C. Taylor	c/o Premier Storage Investors, LLC	6350, 6364, & 6368	18100001300
6075 Poplar Avenue, Suite 500	530 Oak Court Drive, Suite 185	Nolensville Pike	18100001400
Memphis, TN 38119	Memphis, TN 38117	Nashville, TN 37211	18100001500
(901) 680-7200			

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of June, 2016, by and among **ROBERT WAYNE WELLS, AS TRUSTEE OF THE DOROTHY ALLEN DYER REVOCABLE LIVING TRUST** ("Grantor One"), **ROBERT WAYNE WELLS, AS TRUSTEE OF THE WILLIAM DAVID DYER, SR. REVOCABLE LIVING TRUST** ("Grantor Two"), **DON ALLEN DYER**, an individual resident of the State of Florida ("Grantor Three") (each a "Grantor"), and **PSI ATLANTIC NASHVILLE TN #2, LLC**, a Delaware limited liability company ("Grantee").

Parcel I:

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 One 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 as Parcel I on Exhibit A attached hereto and incorporated herein by this reference.

The aforesaid real estate being the same real estate conveyed to William Dyer and wife, Dorothy A. Dyer, by Installment Deed of record at Book 4280, page 311 in the Register's Office of Davidson County, Tennessee. William Dyer died on December 31, 2008, and title to the aforesaid real estate passed to Dorothy A. Dyer by operation of law. Dorothy A. Dyer died on October 19, 2013, and her Last Will and Testament, probated before the Seventh Circuit Court of Davidson County, Tennessee, left the decedent's property, including the aforesaid real estate, to the Dorothy Allen Dyer Revocable Trust u/a/d January 16, 2001, and Grantor One is empowered by the aforesaid trust to dispose of the aforesaid real estate.

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 One 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.

BILL GARRETT, Davidson County
Trans:T20160049250 DEEDWARR
Recvd: 06/10/16 09:50 11 pgs
Fees:58.00 Taxes:4070.00
20160610-0058851

Parcel II:

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 Two 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 as Parcel II on Exhibit A attached hereto and incorporated herein by this reference.

The aforesaid real estate being the same real estate conveyed to Grantor Two, by Personal Representative's Quitclaim Deed of record at Instrument No. 20160603-0056245 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 Two 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.

Parcel III:

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 Three 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 as Parcel III on Exhibit A attached hereto and incorporated herein by this reference.

The aforesaid real estate being the same real estate conveyed to Don Allen Dyer by Trustee's Quitclaim Deed of record at Instrument No. 20141006-0092629 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 Three 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, each Grantor has executed or caused this instrument to be executed by its duly authorized representative as of the day and year first above written.

GRANTOR ONE:

Robert Wayne Wells, as Trustee of the Dorothy Allen Dyer Revocable Living Trust

Robert Wayne Wells, as Trustee of the Dorothy Allen Dyer Revocable Living Trust

GRANTOR TWO:

Robert Wayne Wells, as Trustee of the William David Dyer, Sr. Revocable Living Trust

Robert Wayne Wells, as Trustee of the William David Dyer, Sr. Revocable Living Trust

GRANTOR THREE:

Robert Wayne Wells, as Attorney-in-Fact for Don Allen Dyer

Robert Wayne Wells, in his capacity as attorney-in-fact for **Don Allen Dyer** pursuant to that certain Limited Power of Attorney dated June 1, 2016

[*acknowledgments on following pages*]

[Acknowledgements]

Grantor One

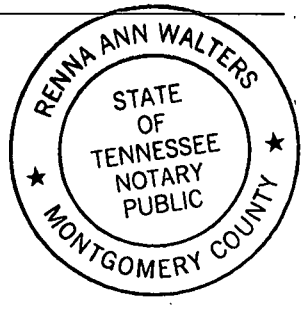
STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, Robert Wayne Wells, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Dorothy Allen Dyer Revocable Living Trust, and that he, being authorized to do so, executed the within instrument on behalf of the said Trust for the purposes therein contained.

WITNESS my hand and seal at office, on this 7th day of June, 2016.

RWalters
Notary Public

My Commission Expires: 8.17.19



Grantor Two

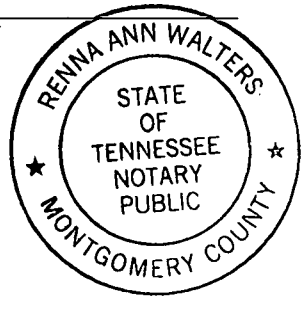
STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, Robert Wayne Wells, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the William David Dyer, Sr. Revocable Living Trust, and that he, being authorized to do so, executed the within instrument on behalf of the said Trust for the purposes therein contained.

WITNESS my hand and seal at office, on this 7th day of June, 2016.

RWalters
Notary Public

My Commission Expires: 8.17.19



[*acknowledgments continued on following page*]

[Acknowledgements (continued)]

Grantor Three

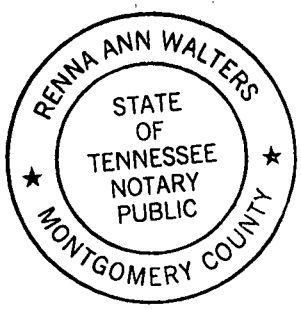
STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, Robert Wayne Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Don Allen Dyer and is authorized by Don Allen Dyer to execute this instrument on his behalf.

WITNESS my hand and seal at office, on this 7th day of June, 2016.

RWalters
Notary Public

My Commission Expires: 8.17.19



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 $1,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle Lee Summar
Affiant

Subscribed and sworn to before me this 9 day of June, 2016.

Brina Mathis
Notary Public

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 4-21-2020

EXHIBIT A
LEGAL DESCRIPTION

Property in Davidson County, Tennessee:

Parcel I:

BEING A PARCEL OF LAND IN THE 31ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE MALLORY STATION GROUP, IIII PROPERTY AS OF RECORD IN INSTRUMENT NO. 200509080108035-R.O.D.C., TN. AND THE ANDRE ALLEN PETRUS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201308290091250-R.O.D.C., TN. BOUNDED ON THE EAST BY THE TIMOTHY R. DOWELL, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200802040011193-R.O.D.C., TN. AND THE ROBERT A. & NANCY J. DILLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200003210028886-R.O.D.C., TN. AND THE SUGAR VALLEY HOMEOWNERS ASSOCIATION INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 201305230052431-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE STACY J. CARTER, JEFFREY P. JOHNSON & LORI J. KELLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200406300078061-R.O.D.C., TN. BOUNDED ON THE WEST BY THE DON ALLEN DYER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201410060092629-R.O.D.C., TN. THE WILLIAM D. DYER PROPERTY AS OF RECORD IN DEED BOOK 8021, PAGE 684-R.O.D.C., TN AND THE EASTERLY MARGIN OF NOLENSVILLE PIKE - STATE ROUTE 11 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE - STATE ROUTE 11, SAID POINT BEING THE SOUTHWEST CORNER OF THE MALLORY STATION GROUP, III PROPERTY AS OF RECORD IN INSTRUMENT NO. 200509080108035-R.O.D.C., TN. AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE MALLORY STATION GROUP, III PROPERTY AS OF RECORD IN INSTRUMENT NO. 200509080108035-R.O.D.C., TN. AND THE ANDRE ALLEN PETRUS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201308290091250-R.O.D.C. TN., NORTH 69 DEGREES 31 MINUTES 40 SECONDS EAST, 627.29 FEET TO AN IRON PIN SET;

THENCE A COMMON LINE WITH THE TIMOTHY R. DOWELL, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200802040011193-R.O.D.C. TN. AND THE SUGAR VALLEY HOMEOWNERS ASSOCIATION, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 201305230052431 -R.O.D.C., TN. SOUTH 4 DEGREES 35 MINUTES 20 SECONDS WEST, 415.34 FEET TO AN IRON PIPE FOUND;

THENCE, A COMMON LINE WITH THE STACEY J. CARTER, JEFFREY P. JOHNSON & LORI J. KELLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200406300078061-R.O.D.C., TN. SOUTH 59 DEGREES 40 MINUTES 34 SECONDS WEST, 243.56 FEET TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE DON ALLEN DYER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201410060092629-R.O.D.C., TN. SOUTH 59 DEGREES 19 MINUTES 17 SECONDS WEST 26.75 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH SAID PROPERTY AND THE WILLIAM D. DYER PROPERTY AS OF RECORD IN DEED BOOK 8021, PAGE 684-R.O.D.C., TN. NORTH 29 DEGREES 03 MINUTES 16 SECONDS WEST, 175.00 FEET TO AN IRON PIN SET;

THENCE, SOUTH 63 DEGREES 02 MINUTES 17 SECONDS WEST, 120.00 FEET TO THE EASTERLY MARGIN OF NOLENSVILLE PIKE - STATE ROUTE 11;

THENCE, WITH SAID MARGIN, NORTH 29 DEGREES 03 MINUTES 16 SECONDS WEST, 266.15 FEET TO THE POINT OF BEGINNING.

Parcel II:

BEING A PARCEL OF LAND IN THE 31ST COUNCIL DISTRICT OF NASHVILLE DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH AND EAST BY THE WILLIAM DYER, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4280, PAGE 311-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE DON ALLEN DYER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201410060092629-R.O.D.C.,TN. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF NOLENSVILLE PIKE -STATE ROUTE 11 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, SAID PIN BEING IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE - STATE ROUTE 11, SAID POINT BEING THE NORTHWEST CORNER OF THE WILLIAM DYER, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4280, PAGE 311-R.O.D.C., TN. THENCE WITH THE EASTERLY MARGIN OF NOLENSVILLE PIKE - STATE ROUTE 11, SOUTH 29 DEGREES 03 MINUTES 16 SECONDS EAST, 266.15 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, A COMMON LINE WITH THE WILLIAM DYER, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4280, PAGE 311-R.O.D.C., TN. NORTH 63 DEGREES 02 MINUTES 17 SECONDS EAST, 120.00 FEET TO AN IRON PIN SET;

THENCE, SOUTH 29 DEGREES 03 MINUTES 16 SECONDS EAST, 100.00 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE DON ALLEN DYER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201410060092629-R.O.D.C., TN. SOUTH 63 DEGREES 02 MINUTES 17 SECONDS WEST, 120.00 FEET TO AN IRON PIN SET;

THENCE, WITH THE EASTERLY MARGIN OF NOLENSVILLE PIKE - STATE ROUTE 11, NORTH 29 DEGREES 03 MINUTES 16 SECONDS WEST, 100.00 FEET TO THE POINT OF BEGINNING.

Parcel III:

BEING A PARCEL OF LAND IN THE 31ST COUNCIL DISTRICT OF NASHVILLE DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THEWILLIAM D. DYER PROPERTY AS OF RECORD IN DEED BOOK 8021, PAGE 684-R.O.D.C., TN. BOUNDED ON THE EAST BY THE WILLIAM DYER, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4280, PAGE 311-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE STACY J. CARTER, JEFFREY P. JOHNSON & LORI J. KELLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200406300078061-R.O.D.C., TN. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF NOLENSVILLE PIKE - STATE ROUTE 11 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE -STATE ROUTE 11, SAID POINT BEING THE NORTHWEST CORNER OF THE WILLIAM DYER, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4280, PAGE 311-R.O.D.C., TN. THENCE WITH THE EASTERLY MARGIN OF NOLENSVILLE PIKE-STATE ROUTE 11, SOUTH 29 DEGREES 03 MINUTES 16 SECONDS EAST, 366.15 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, A COMMON LINE WITH THE WILLIAM D. DYER PROPERTY AS OF RECORD IN DEED BOOK 8021, PAGE 684-R.O.D.C., TN. NORTH 63 DEGREES 02 MINUTES 17 SECONDS EAST, 120.00 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE WILLIAM DYER, ET UX PROPERTY AS OF RECORD

IN DEED BOOK 4280, PAGE 311-R.O.D.C., TN. SOUTH 29 DEGREES 03 MINUTES 16 SECONDS EAST, 75.00 FEET TO AN IRON PIN SET;

THENCE, NORTH 59 DEGREES 19 MINUTES 17 SECONDS EAST, 26.75 FEET TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE STACY J. CARTER, JEFFREY P. JOHNSON & LORI J. KELLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200406300078061- R.O.D.C., TN. SOUTH 27 DEGREES 31 MINUTES 38 SECONDS EAST, 63.04 FEET TO AN IRON PIN FOUND;

THENCE, SOUTH 59 DEGREES 18 MINUTES 52 SECONDS WEST, 145.04 FEET TO AN IRON PIN FOUND IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE - STATE ROUTE 11;

THENCE, WITH SAID MARGIN, NORTH 29 DEGREES 03 MINUTES 16 SECONDS WEST, 145.78 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2016, a lien not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 11636, Page 898, Register's Officefor Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No.20040116-0006837; Instrument No. 20040116-0006838; and in Instrument No. 20040116-0006839, Register'sOffice for Davidson County, Tennessee.