THIS INSTRUMENT PREPARED BY:

Laurence M. Papel
Nelson Mullins Riley & Scarborough LLP
150 Fourth Avenue North, Suite 1100
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 09/07/16 14:19 6 pgs
Fees:32.00 Taxes:0.00
20160907-0094149

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCELS:
Dickerson Pike Self Storage, LLC 315 Deaderick Street, Suite 1700 Nashville, TN 37219	Same	071 03 / 026, 039, 040, 041, 042, 043, 044

QUITCLAIM DEED

THIS INDENTURE is made and entered into effective as of this 7th day of September, 2016, by and between **F. BRUCE FITZPATRICK** and wife, **CAROLYN A. FITZPATRICK**, each a Tennessee resident (hereinafter referred to as "Grantors"), and **DICKERSON PIKE SELF STORAGE, LLC,** a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, for Ten Dollars ($10.00) and other good and valuable consideration, Grantors have this day conveyed unto Grantee, by Instrument No. 20160907-0094148, of record in the Register's Office for Davidson County, Tennessee (the "Register's Office"), all of that certain real property (the "Property") described in Exhibit A, thereto; and

WHEREAS, said Property being the same real estate conveyed to Grantors by deeds of record in Book 5146, page 424, and Book 5660, page 177 (Tract I) and in Book 7225, page 670, and corrected in Book 7261, page 565, and by Ordinance No. 073-583, also recorded in Book 7236, page 671 (Tract II) (said deeds of record collectively hereinafter, the "Prior Deeds of Record"), in said Register's Office; and

WHEREAS, a new survey of the Property (the "Survey"), prepared on July 29, 2016 by Michael R. Williams, Tennessee Registered Land Surveyor No. 1906, resulted in a different description of the Property from the description provided in the Prior Deeds of Record and by deed of records as Instrument No. 20160907-0094148, in said Register's Office;

NOW, THEREFORE, Grantors, in order to convey to Grantee all of the Property, hereby convey unto Grantee the Property as described in the Survey, which description is attached as **Exhibit A**, hereto.

[*signature page follows*]

[Signature Page to Quitclaim Deed]

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

GRANTORS:

F. Bruce Fitzpatrick

Carolyn A. Fitzpatrick

Carolyn A. Fitzpatrick

STATE of TENNESSEE)
) ss:
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, F. Bruce Fitzpatrick, a within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of September, 2016.

Notary Public

My Commission Expires:

5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

STATE of TENNESSEE)
) ss:
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Carolyn A. Fitzpatrick, a within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she has executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of September, 2016.

Notary Public

My Commission Expires:

5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

AFFIANT

Subscribed and sworn to before me, this 7th day of September, 2016.

NOTARY PUBLIC

My Commission Expires:

5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

EXHIBIT A

Legal Description

Tract I

Land in Davidson County, Tennessee being Lots 19, 20, 21, 22, 23 and 24 on the map of Dr. E.T. Brown's Subdivision of part of the Hughes Place, as of record in Book 332, page 55, Register's office for Davidson County, Tennessee.

Being a portion of the same property conveyed to F. Bruce Fitzpatrick and wife, Carolyn A. Fitzpatrick of record in Book 5146, page 424, and Book 5660, page 177, in the Register's Office for Davidson County, Tennessee, and as shown on that certain survey prepared by Michael R. Williams, R.L.S. #1906, HFR Design, Inc., Project No. 2016103-52, dated July 29, 2016.

Being the same property conveyed to Dickerson Pike Self Storage, LLC by Special Warranty Deed of record as Instrument No. 20160907-0094148, in the Register's Office of Davidson County, Tennessee.

Tract II

Being Lots 12 & 13 and part of an alley, now closed, on the Map of Dr. E.T. Brown's Subdivision of part of the Hughes Place, as of record in Book 332, page 55, Register's Office for Davidson County, Tennessee, and as shown on that certain survey prepared by Michael R. Williams, R.L.S. #1906, HFR Design, Inc., Project No. 2016103-52, dated July 29, 2016, as follows:

> Beginning at a Mag-nail new on the westerly margin of Dickerson Pike, said point being the northeast corner of said Lot No. 12, and the southeast corner of the property owned by Robert J., Jr. and Amy Wingo of record in Instrument No. 20150416-0033900; thence, along the westerly margin of said Dickerson Pike South 16° 29' 49" West, 99.97 feet to an iron pin old and being the southeast corner of said Lot No. 12 and the northeast corner of the property owned by Gerry Baggott of record in Book 10155, Page 439; thence North 80° 30' 20" West 479.80 feet to an iron pin old and being on the easterly margin of Fresno Avenue (Right-of-Way undeveloped), said point being the southwest corner of said Lot No. 13; thence along the easterly margin of Fresno Avenue (Right-of-Way undeveloped), North 16° 35' 12" East, 100.00 feet to an iron pin old and in the south line of Wingo; thence with Wingo's south line, South 80° 30' 20" East, 479.61 feet to the Point of Beginning and containing 47,598 square feet, or 1.093 acres, more or less.

Being the same property conveyed to F. Bruce Fitzpatrick by deed of record in Book 7225, page 670, and corrected in Book 7261, page 565, and by Ordinance No. 073-583, also recorded in Book 7236, page 671, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dickerson Pike Self Storage, LLC by Special Warranty Deed of record as Instrument No. 20160907-0094148, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: