Davidson County DEEDWARRSP
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Fees:33.00 Taxes:16465.00
20160922-0100019

SPECIAL WARRANTY DEED

This Instrument Prepared by:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Map and Parcel No.:
BASS, BERRY & SIMS PLC 150 Third Avenue South, Suite 2800 Nashville, Tennessee 37201	c/o Premier Storage Investors, LLC 530 Oak Court Drive, Suite 185 Memphis, TN 38117 Attention: James G. Williams	1138 2nd Ave N. Nashville, TN 37208	08209045800

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 is hereby acknowledged, JOHN CLAIBORNE SIFFORD, TRUSTEE OF THE CLAY SIFFORD 2013 MARITAL TRUST U/A/D DECEMBER 11, 2013 (the "Grantor") has bargained and sold and does hereby bargain, sell, convey and confirm unto PSI ATLANTIC NASHVILLE TN #4, LLC, a Delaware limited liability company (the "Grantee"), the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by Special Warranty Deed of record as Instrument Number 20131223-0129332 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the 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.

Said Real Estate is conveyed subject to the matters listed on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said Real Estate against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

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

[signature page follows]

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on this 19th day of September, 2016.

JOHN CLAIBORNE SIFFORD, TRUSTEE OF
THE CLAY SIFFORD 2013 MARITAL TRUST
U/A/D DECEMBER 11, 2013

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, John Claiborne Sifford, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Clay Sifford 2013 Marital Trust U/A/D December 11, 2013, and is authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand, at office, this 19th day of September, 2016.

Notary Public

My Commission Expires:
May 5th 2020

DEANN MARIE GOETZINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

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 $4,450,000.

Affiant

Subscribed and sworn to before me this 20th day of September, 2016.

Linda P. Davis
Notary Public

My Commission Expires: Dec. 4, 2018

LINDA P. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. DEC. 4, 2018
SHELBY COUNTY

EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 1, as shown on the Plan of W.G. Bush Subdivision, Section One, as of record in Book 5190, Page 627, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICIALLY EXCLUDED THEREFROM, is the following described property:

Being a right-of-way and easement in the Twentieth Civil District of Nashville, Davidson County, Tennessee, said right-of-way being located along the existing easterly right-of-way margin of Second Avenue North, and being a part of the William A. Sneed property as of record in Deed Book 8015, Page 334, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Right-of-Way: Beginning at a point in the existing easterly margin of Second Avenue North, said point being the northwesterly property corner of the aforementioned property, at the intersection of Madison Street and Second Avenue North;

Thence, leaving said point along a line, North 63° 00' 44" East, 10.04 feet, to a point;

Thence, leaving said point along a curve to the left having a radius of 10.00 feet, a central angle of 90° 12' 19" and an arc length of 15.74 feet, to a point;

Thence, leaving said point, North 27° 11' 36" West, 10.04 to a Point of Beginning.

Total right-of-way containing 21.64 square feet, or 0.0005 acres more or less.

EXHIBIT B

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. All matters shown on that certain plat of record in Plat Book 5190, page 627, Register's Office of Davidson County, Tennessee.

3. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 200707190086147, Register's Office of Davidson County, Tennessee, the terms and conditions of which are incorporated by reference into this Special Warranty Deed.

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: