This instrument prepared by:
Cherry Petersen Landry Albert LLP
8350 N. Central Expressway, Suite 1500
Dallas, Texas 75206

~~Return~~ Recorded Document to:
Cherry Petersen Landry Albert LLP
8350 N. Central Expressway, ~~Suite~~ 1500
Dallas, ~~Texas~~ 75206

Name/Address of Property Owner:
Charlotte Pike Storage LLC
10210 N. Central Expressway, Ste 300
Dallas, TX 75231

Send Tax Bills To:
****same****

Map/Parcel Numbers:
Map 92-10
Parcels 314 & 320

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DAVIDSON §

PLAINSMAN GROUP, LLC, a Tennessee limited liability company (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration in hand paid by CHARLOTTE PIKE STORAGE LLC, a Delaware limited liability company, whose address is 10210 N. Central Expressway, Suite 300, Dallas, Texas 75231 (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, the real property located in Davidson County, Tennessee which is more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), together with all right, title and interest of Grantor, if any, in (i) all improvements and fixtures on the Land, (ii) all oil, gas and other minerals in, on or under the Land, (iii) all adjacent and/or contiguous streets, roads, avenues, alleys, and rights of way, (iv) rivers, streams, and strips and gores of land adjoining, adjacent and contiguous thereto, (v) all easements, rights of ingress and egress, rights of way, and covenants appurtenant to the Land, (vi) all riparian rights, surface and underground water rights, and any and all other water rights pertaining to the Land and (vii) all permits, approvals, licenses, rights, and authorizations and exemptions of any kind from governmental authorities related to the ownership, maintenance, use, development or operation of the Land or any improvements thereon (the Land together with such rights, titles, being collectively called the "Property"), subject to, however, those exceptions and encumbrances set forth on Exhibit B attached hereto and made a part hereof for all purposes (said exceptions and encumbrances being called the "Permitted Exceptions").

The Property is improved property, known as 512 26th Avenue North and 415 27th Avenue North, Davidson County, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns FOREVER, subject to the Permitted Exceptions, and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Grantor agrees to deliver to the title company payment for the real property ad valorem taxes and assessments for the year 2016 on the date this Special Warranty Deed is executed.

SIGNATURE ON FOLLOWING PAGE

Davidson County DEEDWARRSP
Recvd: 10/25/16 08:32 6 pgs
Fees:33.00 Taxes:14430.00
20161025-0112467

Executed as of October 21, 2016.

GRANTOR:

PLAINSMAN GROUP, LLC,
a Tennessee limited liability company

By: Wynton R Overstreet
Name: Wynton R. Overstreet
Title: Chief Manager

CORPORATE
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wynton R. Overstreet, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Chief Manager of PLAINSMAN GROUP, LLC, a Tennessee limited liability company ("Company"), and that as such Company being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Nashville on this the 19th day of October 2016.

Notary Public

RANDLE S. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Commission Expires: 06/24/20

STATE OF _____}
COUNTY OF _____}

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $3,900,000.00

_____
GRANTOR

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____DAY OF OCTOBER 2016.

_____
NOTARY PUBLIC

My Commission expires:_____

Executed as of October ____, 2016.

GRANTOR:

PLAINSMAN GROUP, LLC,
a Tennessee limited liability company

By:_____
Name: Wynton R. Overstreet
Title: Chief Manager

CORPORATE
STATE OF _____ }
COUNTY OF _____ }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wynton R. Overstreet, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Chief Manager of PLAINSMAN GROUP, LLC, a Tennessee limited liability company ("Company"), and that as such Company being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of October 2016.

_____
Notary Public

Commission Expires: _____

STATE OF TEXAS }
COUNTY OF DALLAS }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $3,900,000.00

Vice President
~~GRANTOR~~
GRANTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER 2016.

RENEE LEE
Notary Public, State of Texas
Comm. Expires 06-02-2020
Notary ID 5498240

NOTARY PUBLIC

My Commission expires: _____

EXHIBIT A

PROPERTY

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing PK nail on the easterly right-of-way line of 27th Avenue North at a corner common with HCA Realty, INC., as of record in Book 7466, Page 683, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of 27th Avenue North along a curve to the right with an arc length of 114.12 feet, the radius of which is 630.00 feet, the central angle of which is 10 deg 22 min 42 sec, the chord of which is North 00 deg 18 min 26 sec West, 113.96 feet to an existing PK nail;

Thence North 04 deg 52 min 55 sec East, 82.50 feet to an existing PK nail at a corner common with Metro Government, as of record in Deed Instrument No. 201501150004419, at said Register's Office, also being the center line of Felicia Street closed by Bill No. 88-374, easements retained;

Thence leaving the easterly right-of-way line of 27th Avenue North with the southerly property line of Metro government, North 78 deg 45 min 17 sec East, 68.30 feet to an existing PK nail;

Thence North 78 deg 50 min 54 sec East, 284.52 feet to an existing iron rod on the westerly right-of-way line of 26th Avenue North;

Thence with the westerly right-of-way line of 26th Avenue North, South 08 deg 41 min 50 sec West, 22.54 feet to an existing iron rod;

Thence South 04 deg 48 min 00 sec West, 142.13 feet to an existing iron rod at a corner common with said HCA Realty, INC.;

Thence leaving the westerly right-of-way line of 26th Avenue North with the northerly property line of HCA Realty, INC., along a curve to the right with an arc length of 170.21 feet, the radius of which is 430.00 feet, the central angle of which is 22 deg 40 min 47 sec, the chord of which is South 67 deg 48 min 53 sec West, 169.10 feet to an existing railroad spike;

Thence South 78 deg 30 min 12 sec West, 184.36 feet to the point of beginning, containing 64,968 square feet (1.49 acres more or less).

Being the same property conveyed to Plainsman Group, LLC., as of record in Book 9491, Page 470 and Deed Instrument No. 200203080029500, at said Register's Office.

EXHIBIT = B =

PERMITTED EXCEPTIONS

1. Terms, conditions and restrictions, including retained easements, contained in Bill No. 75-1217 and O88-374, certified copies of which are recorded in Book 9491, page 457, in the Register's Office for Davidson County, Tennessee.

2. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

   Tract I
   Map & Parcel #092-100-314.00
   2015 Davidson County taxes are paid in the amount of $10,112.24
   No City taxes

   Tract II
   Map & Parcel #092-100-320.00
   2015 Davidson County taxes are paid in the amount of $1,376.47
   No City taxes

3. Subject to terms, conditions and provisions of Lease Agreement which is attached to Assignment of Lease of record in Book 9498, Page 137, in the Register's Office for Davidson County, Tennessee.

4. Utility Line Easement of record in Book 11227, page 342, and Book 11227, page 346, in the Register's Office for Davidson County, Tennessee.

5. Rights of the party in possession, Nashville Plywood, Inc., under that certain Lease Agreement dated September 1, 2008.

6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc., Job No. 16143, dated September 7, 2016, and last revised October 4, 2016:
   - Overhead utility lines crossing the northerly and easterly portions of the Land
   - Gas line crossing the westerly portion of the Land
   - Concrete pad encroaching onto adjacent property to the south of the Land
   - 1 story metal and block building encroaching over 16-foot easement containing an 8-inch sewer line retained with closure of Alley No. 933

1002-190555-RTT
Return to: Amy Castro (CR5-SJ5)
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, Texas 75204

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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, the undersigned, 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.

Denise C. Allis Wilburn

, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018