This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd
P O Box 17116
Nashville, Tennessee 37217

Recording Info:

BILL GARRETT, Davidson County
Trans:T20160112983 DEEDWARR
Recvd: 12/22/16 11:35 3 pgs
Fees:18.00 Taxes:4070.00
20161222-0134778

Send Tax Bill to:
Gallatin Road Self Storage, LLC
1136 South Park Drive
Bowling Green, KY 42103

MORTGAGEE
Wilson Bank & Trust
623 W. Main Street
Lebanon, TN 37087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Binkley Family Investments, L.P.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto Gallatin Road Self Storage, LLC, hereinafter called the GRANTEE, its representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1
Land in Davidson County, Tennessee, being Lots Nos. 1 to 8, both inclusive, of Block "E" on the map of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee
Said Lots adjoin and front together 175 feet on the southerly side of Shakespeare Avenue and run back between lines 110 feet on the east line of Lot 8, and on the west line of Lot 1, along the east right-of-way line of Gallatin Pike (the distance not being shown on said plan) to an alley in the rear on which they measure 227 feet.

Together with that portion of Alley #1404 abandoned by Metropolitan Government of Nashville and Davidson County, Tennessee, in Ordinance No. BL2001-831. (Easements Abandoned).

Included in the above described property but expressly excluded from this conveyance is that part of the land conveyed to the State of Tennessee for right-of-way purposes by deed from Frank Crowder of record in Book 2494, page 91, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Binkley Family Investments, L.P. by deed of record in Instrument no. 20110512-0036584, Register's Office for Davidson County, Tennessee.

Commonly known as: 1476 Gallatin Pike, Madison, TN 37115
MAP/parcel: 034 09 00 99.00
Tract 1 is subject to the following:

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 421, page 123, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to an easement for right-of-way through, in favor of Jack W. Garrison, set forth in an instrument of record in 200006020055105, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 421, page 123, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

AND Tract 2
Land in Davidson County, Tennessee, being Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, and 22 of Block "EO" of Edenwold City as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee being described according to a survey by AA Engineers, Inc, date September 16, 1986 as follows:
Beginning at an iron pin in the south margin of Shakespeare Avenue being the northeast corner of Lot 22 thence South II degrees 52 minutes 3 seconds east 110 feet to an iron pin; thence south 79 degrees 51 minutes 10 seconds west 275 feet to an iron; thence north 11 degrees 52 minutes 3seconds west 110 feet to a point in the south margin of Shakespeare Avenue 275 feet to the point of beginning, being described as .69 acres more or less.

Being the same property conveyed to Binkley Family Investments, L.P. by Deed of record in Instrument No. 20110512-0036587 Register's Office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Odell Regg Binkley** hereinafter called the GRANTOR, has bargained and sold,

and by these presents, does hereby transfer and convey unto Gallatin Road Self Storage, LLC, hereinafter called the GRANTEE, its representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 3

Land in Davidson County, Tennessee, being Lots Number 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46, Block "E" and Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28, Block "H" City of Edenwold Subdivision, as of record in Plat Book 421, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lots.

Being the same property conveyed to Odell Regg Binkley by Deed from Edenwold, LLC, of record in Instrument No. 20070716-0084156 Register's Office for Davidson County, Tennessee.

AND Tract 4

A tract or parcel of land in Davidson County, Tennessee described as follows, to-wit:
Being Lots No. 9, 10, and 11 of Block "E" on the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office for said County. Said Lots front 25 feet each on the southerly side of Shakespeare Ave. and run back between parallel lines 110 feet to an alley.

Being the same property conveyed to Odell Regg Binkley from Mildred Ruth Long (Mildred Long Sloan) by Deed of record in Instrument No, 20070516-0058532, Register's Office Davidson County, Tennessee.

AND Tract 5

Land in Davidson County Tennessee, being Lot No. 29, 30, 31, 32, 33, and 34, Block "H" on the Plan of Edenwold City as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Odell Regg Binkley by Deed from Jack W. Garrison, of record in Instrument No. 20070522-0060962 Register's Office for Davidson County, Tennessee.

Tracts 2, 3, 4, and 5 having been re-plated and recorded, and are now described as :

Land in Davidson County, Tennessee, Being Lot 1 on the map entitled Shakespeare Storage Facility, of record in Instrument No. 20090313-0022830, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Commonly known as 0 Shakespeare Avenue, Madison, TN
Map/parcel: 034-9-184.00

Tracts 2, 3, 4, and 5 are subject to the following:

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 421, page 123, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to an easement for right-of-way through, in favor of Jack W. Garrison, set forth in an instrument of record in 200006020055105, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 421, page 123, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Subject to Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080811-0082271 RODC, TN

Subject to Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20080811-0082271 RODC, TN.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20090313-002830, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever; and,

GRANTOR does covenant, as to the respective tract(s) conveyed herein by the respective Grantor, with the said GRANTEE that he/it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself/itself, his/its heirs/successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successor and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this the 20th day of December, 2016.

Binkley Family Investments, L.P.

By: Odell Binkley, Jr.

Odell Regg Binkley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Odell Binkley, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be General Partner of Binkley Family Investments, L.P. the within named bargainor(s), and that he with such General Partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name Binkley Family Investments, L.P. as such authorized Partner.

WITNESS my hand and official seal at office this 20th day of December, 2016.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Odell Regg Binkley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of December, 2016.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1,100,000.00.

AFFIANT

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

NOTARY PUBLIC
My Commission Expires: