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This instrument was prepared by:
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Bose McKinney & Evans LLP
111 Monument Circle
Suite 2700
Indianapolis, IN 46204

Davidson County DEEDWARRSP
Recvd: 01/20/17 10:00 7 pgs
Fees:38.00 Taxes:41404.87
20170120-0006456

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
SIMPLY STORAGE HERMITAGE, LLC 7505 W. Sand Lake Road Orlando, FL 32819	SIMPLY STORAGE HERMITAGE, LLC 7505 W. Sand Lake Road Orlando, FL 32819	086-059.00

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 and sufficiency of which are hereby acknowledged, SS HERMITAGE, LLC a Delaware limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto SIMPLY STORAGE HERMITAGE LLC, a Delaware limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Being the same property conveyed to SS HERMITAGE, LLC a Delaware limited liability company, by Instrument No. 20140815-0073850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2016 and subsequent years.

This is improved property commonly known as 4060 Andrew Jackson Parkway, Hermitage, Davidson County, TN 37076.

NCS-799322-9

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, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on Exhibit B and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of November, 2016.

SS HERMITAGE, LLC,
a Delaware limited liability company

By:_____
Kurt E. O'Brien, Authorized Person

STATE OF FLORIDA)
)SS:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me, this 21st day of November, 2016, by Kurt E. O'Brien, as Authorized Person on behalf of SS HERMITAGE, LLC, a Delaware limited liability company, on behalf of the company. He is ✓ personally known to me; or _____ produced _____ as identification.

Eileen M. Heasley
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG031502
Expires 9/27/2020

Eileen M. Heasley
Notary Public; State of Florida
Printed: Eileen M. Heasley
My Commission Expires: _____

The actual consideration or value, whichever is greater for this transfer is $11,190,506.00.

_____
Affiant

Subscribed and sworn to before me this the 21st day of November, 2016.

Eileen M. Heasley
Notary Public

My Commission Expires:_____

Eileen M. Heasley
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG031502
Expires 9/27/2020

EXHIBIT "A"
Legal Description

Land in the City of Hermitage, 12th Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee being more particularly described as follows:

Beginning at an iron rod (old) at the intersection of the southerly right-of-way (50 feet from the centerline) of CSX Transportation Railroad with the southwesterly right-of-way (25 feet from the centerline) of Old Lebanon Dirt Road; Thence, with said southwesterly right-of-way, South 82° 46' 02" East 9.56 feet to an iron rod (old) at the beginning of a turn-in curve to the northwesterly right-of-way (36 feet from the centerline) of Andrew Jackson Parkway concave to the southwest an having a radius of 35.00 feet; Thence, with said curve, an arc distance of 71.08 feet through a central angle of 116°21' 34" to an iron rod (old) at the point of tangency; Thence, with said northwesterly right-of-way, South 33° 35' 32" West 82.32 feet to an iron rod (old) at the beginning of a curve in said right-of-way concave to the southeast and having a radius of 2900.79 feet; Thence, with said curve, an arc distance of 302.93 feet through a central angle of 5° 59' 00" seconds to an iron rod (old) at the point of tangency; Thence, with said right-of-way, South 27° 36' 32" West 592.17 feet to an iron rod (old); Thence, with said right-of-way, South 43° 15' 04" West, 51.92 feet to a point in said right-of-way 50 feet from the centerline; Thence, with said right-of-way, South 27° 2' 11" West 42.45 feet to a point on the centerline of Dry Fort Creek; Thence, leaving said right-of-way and along said centerline, as follows; North 18° 43' 50" West 561.76 feet, South 83° 59' 20" West 107.25 feet, North 58° 03' 51" West 76.11 feet, and North 36° 36' 16" West 70.74 feet to a point on said southerly right-of-way of CSX Transportation Railroad; Thence, leaving said centerline and along said right-of-way, North 70° 28' 26" East 515.25 feet to an iron rod (old) at the beginning of a curve in said right-of-way concave to the southeast and having a radius of 2056.56 feet; Thence, with said curve, an arc distance of 448.62 feet through a central angle of 12° 29' 56" to the Beginning containing 7.26 acres.

Being the same property conveyed to SS Hermitage, LLC, a Delaware limited liability company from A+ Storage Hermitage, L.P., a Tennessee limited liability partnership by deed of record in Instrument No. 201408150073850, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Encumbrances

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

2. Agreement for Dedication of Easement of record in Book 6709, page 337, in the Register's Office for Davidson County, Tennessee. As shown on the Survey prepared by American National dated July 9, 2016, and last revised _____ , 2016, as Job No. 20160472-009. (Hereinafter referred to as "the Survey")

3. Easements contained in Judgment and Final Decree of record in Book 8493, page 464, in the Register's Office for Davidson County, Tennessee, as shown on the Survey.

4. Stormwater Detention Agreement of record in Instrument No. 200409160111789, in the Register's Office for Davidson County, Tennessee.

5. Rights of the Railroad Company to expand its right of way to its full charter width.

6. Easement for the flow of the waters of the Dry Fork Creek, and the rights of the public therein.

7. Rights of upper and lower riparian owners to the flow of the waters of the Dry Fork Creek, free from diminution or pollution.

8. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Dry Fork Creek.

9. Rights of parties in possession not shown by the public record, as shown on the certified rent roll provided to Grantee.

10. Deed of Trust, Assignment of Leases and Rents and Security Agreement executed by SS Hermitage, LLC to R. Kirkland Moser, Trustee for the benefit of Starwood Mortgage Capital LLC, in the original amount of $15,600,000.00, of record in Instrument No. 201408150073851, as assigned in Instrument No. 201408150073854, as further assigned in Instrument No. 201501290008723, in the Register's Office of Davidson County, Tennessee.

    As assumed by that Assumption Agreement dated _____, 2016, made by and among Simply Storage Hermitage, LLC, a Delaware limited liability company, SS Hermitage, LLC, and Wells Fargo Bank, National Association, as Trustee, on Behalf of the Registered Holders of GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates, Series 2014-GC24, and recorded _____ , 2016, in Volume _____, Page _____, in the Register's Office of Davidson County, Tennessee.

11. Assignment of Leases and Rents between SS Hermitage, LLC, as Assignor, and Starwood Mortgage Capital LLC, as Assignee, of record in Instrument No. 201408150073852, as assigned

in Instrument No. 201408150073855, as further assigned in Instrument No. 201501290008724, in the Register's Office of Davidson County, Tennessee.

12. UCC Financing Statement naming Starwood Mortgage Capital LLC, as Secured Party, and SS Hermitage, LLC, as Debtor, of record in Instrument No. 201408150073853, as assigned in Instrument No. 201408150073856, as further assigned in Instrument No. 201501290008725, in the Register's Office of Davidson County, Tennessee.

13. UCC Financing Statement naming Wells Fargo Bank, National Association, as Trustee, on Behalf of the Registered Holders of GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates, Series 2014-GC24, as Secured Party, and Simply Storage Hermitage, LLC, a Delaware limited liability company, as Debtor, of record in Record Book ____, Page ___, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

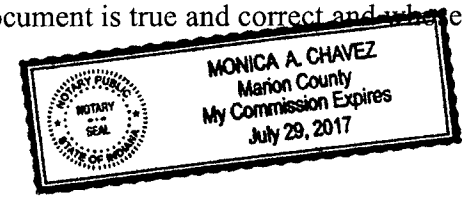
I, Jeff Wainscott, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Indiana

County of Marion

Personally appeared before me, Monica Chavez, a notary public for this county and state, Jeff Wainscott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)