BILL GARRETT, Davidson County
Trans:T20170013232 DEEDQC
Recvd: 02/13/17 15:16 6 pgs
Fees:32.00 Taxes:0.00
20170213-0015029

This instrument prepared by and
after recording return 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****

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

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, CHARLOTTE PIKE STORAGE, LLC, a Delaware limited liability company (hereinafter called "Grantor"), by these presents does hereby quitclaim and convey unto CHARLOTTE PIKE STORAGE, LLC, a Delaware limited liability company, (hereinafter called "Grantee") all right, title and interest in and to a certain tract or parcel of land in Davidson County, Nashville, Tennessee, described as follows:

SEE ATTACHED PROPERTY DESCRIPTION AS "EXHIBIT A" (the "Property").

Being the same parcels of property conveyed to Grantor by PLAINSMAN GROUP, LLC, a Tennessee limited liability company of record as Instrument No. 20161025-0112467. This Property is being conveyed from Grantor to Grantee for the purpose of combining Map 92-10, Parcel 314 and Map 92-10, Parcel 320, into the same parcel as shown on "Exhibit B" attached hereto. Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect.

SIGNATURE ON FOLLOWING PAGE

Executed as of February 9 2017.

CHARLOTTE PIKE STORAGE LLC,
a Delaware limited liability company

By: TXKS Self Storage LLC,
a Delaware limited liability company,
its Member

By: Self-Storage Partners 2016 LP,
a Texas limited partnership,
its managing member

By: Self-Storage Partners 2016 GP LLC,
a Texas limited liability company,
its general partner

By: _____
Julian Hawes, Jr., Vice President

CORPORATE
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julian Hawes, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Vice President of Self-Storage Partners 2016 GP LLC, the general partner of Self-Storage Partners 2016 LP, the managing member of TXKS Self Storage LLC, the Member of Charlotte Pike Storage, LLC, a Delaware limited liability company, on behalf of said limited liability company.

Witness my hand and official seal at office at Dallas, TX on this the 9 day of February 2017.

K. Steinbrecher

Commission Expires: 4/8/18

KRISTEN STEINBRECHER
Notary Public, State of Texas
Comm. Expires 04-08-2018
Notary ID 129778276

Notary Public

STATE OF TEXAS
COUNTY OF DALLAS

THE ACTUAL CONSIDERATION FOR THIS TRANSFER $0.00

GRANTEE
(Julian Hawes, Jr., Vice President)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF February 2017.

NOTARY

PUBLIC My Commission expires: 4/8/18

KRISTEN STEINBRECHER
Notary Public, State of Texas
Comm. Expires 04-08-2018
Notary ID 129778276

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

Parcel Consolidation

[See attached.]

NOTES

1) THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, HOWEVER, HE DOES CERTIFY THAT THE ABOVE GROUND AND UNDERGROUND UTILITIES AND LOCATIONS OF UTILITIES SHOWN HEREON ARE THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH FULL CIRCUMSTANCE CONSIDERED, DETAILED VERIFICATION OF CHANNEL, CAVERN AND TUNNEL SHOULD ALSO BE MADE TO ANY SUCH EXCAVATION SUBMITTED. A COMPLETE AVAILABILITY AND COST OF SERVICE SHOULD BE OBTAINED WITH THE APPROPRIATE UTILITY COMPANY OR COMPANIES. IT IS A REQUIREMENT FOR THE CONTRACTOR UTILITY OWNERS DESIGNATED AT THIS TIME, THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS OF THE LOCATION OF THEIR UTILITIES AT LEAST 48 HOURS, BUT NOT MORE THAN 14 DAYS, PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL UTILITY OWNERS AND HAVE THEIR UTILITIES MARKED PRIOR TO THE USE OF TRACK HOE OR EXCAVATING EQUIPMENT. TENNESSEE 811 1-800-351-1111.

2) PARCEL NUMBERS SHOWN THUS ( ) REFER TO TAX MAP 92-10.

3) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 47037C0319H, DATED 04/05/2017. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4) THIS PROPERTY IS CURRENTLY ZONED CF

5) ALL ENTRANCES WERE INSPECTED WITH C.O.M. EQUIPMENT AND HAVE BEEN AWARDED FOR TEMPERATURE.

6) THERE ARE 14 PARKING SPACES.

7) ALL VISIBLE IMPROVEMENTS AND UTILITIES ARE SHOWN.

8) NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED.

9) NO EVIDENCE OF USE OF THE PROPERTY AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED.

DESCRIPTION

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 westerly right-of-way line of 27th Avenue North, at the northeast corner of 415 27th Avenue North, as of record in Deed Book 23855, Page 983, of the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of 27th Avenue North, with a curve to the right having a radius of 830.00 feet, the chord of which is South 05 deg 48 min 57 sec East, 113.84 feet, an arc length of 114.12 feet, to a point;

Thence South 01 deg 55 min 30 sec East, 65.30 feet to a point;

Thence South 01 deg 55 min 30 sec East, 294.03 feet to an existing PK nail at the northeast corner of 500 27th Avenue North, as of record in Deed Book 10855, Page 374, of the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of 27th Avenue North, with the northerly property line of Nelson, as of record in Deed Book 10855, Page 374, of the Register's Office for Davidson County, Tennessee, South 78 deg 30 min 12 sec West, 184.36 feet to a point;

Thence North 78 deg 30 min 12 sec West, 194.00 feet to an existing iron rod on the easterly right-of-way line of 26th Avenue North;

Thence with the easterly right-of-way line of 26th Avenue North, with a curve to the left having a radius of 430.00 feet, the chord of which is North 05 deg 48 min 57 sec West, 147.13 feet, an arc length of 147.93 feet, to a point;

Thence North 15 deg 43 min 26 sec West, 133.13 feet, to an existing iron rod at a corner common with said Rich Realty;

Thence leaving the easterly right-of-way line of 26th Avenue North, with the common property line of said Rich Realty, as of record in Deed Book 10855, Page 374, of the Register's Office for Davidson County, Tennessee, North 78 deg 30 min 12 sec East, 194.00 feet, to an existing iron rod at a corner common with said Rich Realty, as of record in Deed Book 10855, Page 374, of the Register's Office for Davidson County, Tennessee, North 78 deg 30 min 12 sec East, 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 Paramount Stone, LLC, of record in Deed Book 10855, Page 374, and Deed Instrument No. 20180108000003110, of the Register's Office.

CERTIFICATION

To Provident Realty Advisors, Inc. and/or its assigns and successors, Provident Title Insurance Company, Chicago Title and Guaranty Fee Group, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 of Table A thereof. The field work was completed on August 31, 2018.

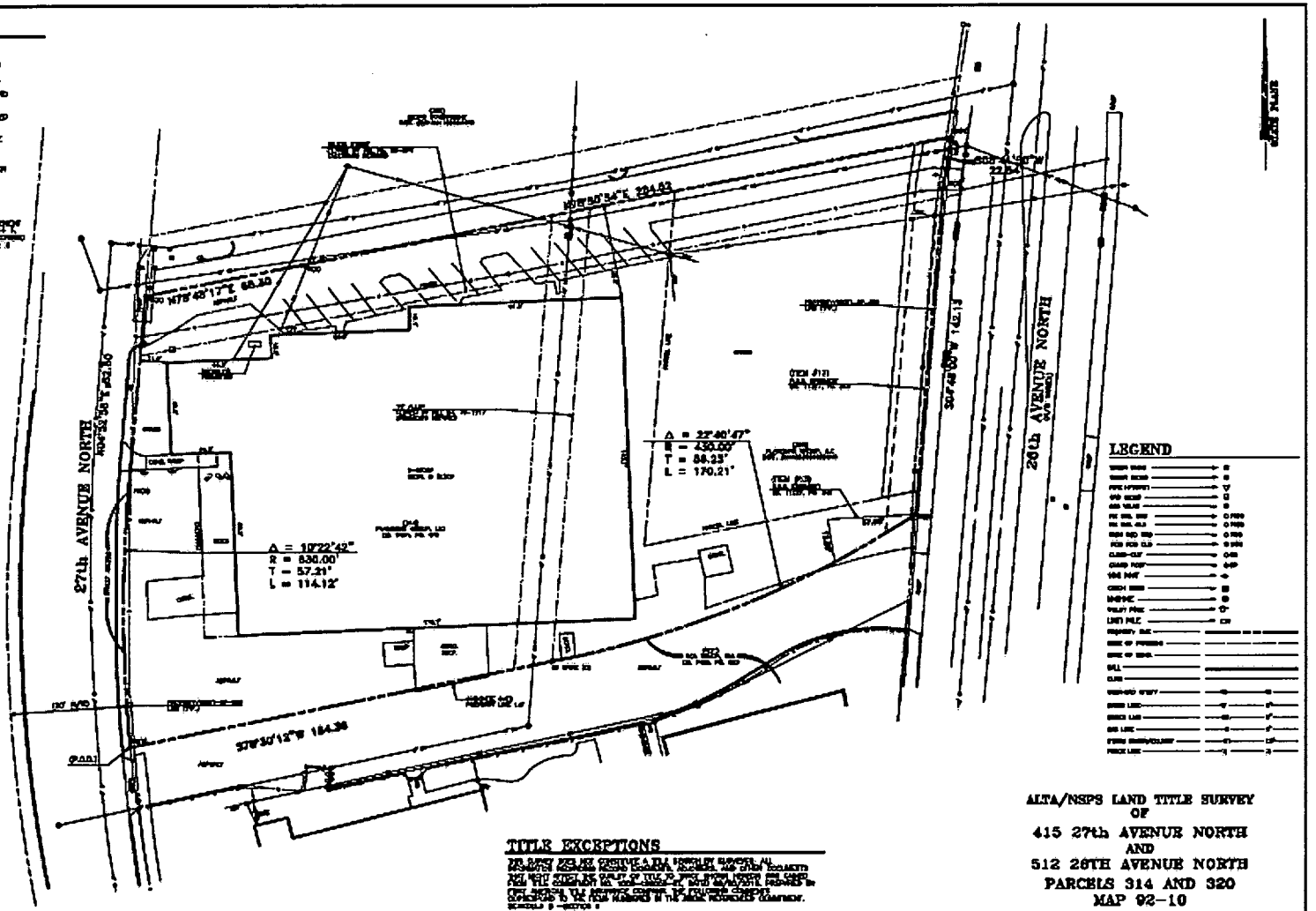
I further certify that this is a category 1 survey and the ratio of precision as calculated is greater than 1:10,000 and the angular and linear measurements were taken by conventional methods of surveying in accordance with the current standards of practice for surveys in Tennessee and the requirements of Section 62-18-123 of the Tennessee Code Annotated.

CHERRY LAND SURVEYING, INC.
512 SCOTT ROAD DRIVE
NASHVILLE, TENNESSEE 37214
O: (615)868-3670 FAX:(615)868-4346
E-MAIL: cherrylandsurveying@gmail.com

R. SCOTT CHERRY R.L.S. TN # 1913

TOTAL AREA

64,968 Sq. Ft. (1.49 ACRES ±)



LEGEND

TITLE EXCEPTIONS

ALTA/NSPS LAND TITLE SURVEY OF 415 27th AVENUE NORTH AND 512 26TH AVENUE NORTH PARCELS 314 AND 320 MAP 92-10

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

SCALE: 1" = 30' - DATE: SEPTEMBER 07, 2018

REVISED DATE: SEPTEMBER 18, 2018-ADDRESSES CORRECTED

REVISED DATE: SEPTEMBER 28, 2018-ADDRESSES CORRECTED

REVISED DATE: SEPTEMBER 28, 2018-ADDRESSES CORRECTED

REVISED DATE: OCTOBER 04, 2018-REVISED CERTIFICATE

REVISED DATE: OCTOBER 19, 2018-REVISED CERTIFICATE

30 0 15 30 60

GRAPHIC SCALE - 1" = 30'