Davidson County DEEDQC
Recvd: 06/09/17 10:17 5 pgs
Fees:27.00 Taxes:0.00
20170609-0057961

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map & Parcel No. 160-00-0-286.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 8th day of June, 2017.

Notary Public

My Commission Expires: 7/2/2018

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
PETER WEISS, ATTORNEY AT LAW
1900 Church Street, Suite 301, Nashville, Tennessee 37203
ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO:

Hampton Falls Storage Partners, LLC	**"OWNER"**
(Name)	(Name)
9834 Research Drive	
(Street Address)	(Street Address)
Irvine, California 92618	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED TO COMBINE SEPARATE PARCELS INTO A SINGLE PARCEL AND TERMINATION OF HORIZONTAL PROPERTY REGIME

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Hampton Falls Storage Partners, LLC**, a New Hampshire limited liability company, hereinafter called the "**Grantor**", does hereby quitclaim and convey, for the sole purpose of combining separate parcels onto one parcel, all of its right, title and interest to, **Hampton Falls Storage Partners, LLC**, a New Hampshire limited liability company, hereinafter called the "**Grantee**", its successors and assigns, certain tracts or parcel of improved property located in Nashville, Davidson County, Tennessee, and more fully described as follows, to-wit:

Current Legal Descriptions

TRACT I:
BEING a tract of land in Davidson County, Tennessee and Part of Lot 5 of Brentwood Gardens Subdivision in Plat Book 1130, Page 16, Register's Office for Davidson County, Tennessee being more particularly described as follows:

BEGINNING at a common corner of said Lot 5, the northwesterly property corner of the Townhomes of Frederickburg Residential P.U.D. in Plat Book 9700, Page 534, Register's Office for Davidson County, Tennessee and the southerly right-of-way of Old Hickory Blvd., thence from the point of beginning:

1. South 06 degrees, 32 minutes, 03 seconds West, 15.58 feet to a point, thence;
2. South 45 degrees, 44 minutes, 14 seconds West, 51.26 feet to a point, thence;
3. South 50 degrees, 11 minutes, 31 seconds West, 158.92 feet to a point, thence;
4. South 52 degrees, 20 minutes, 55 seconds West, 81.48 feet to a point, thence;
5. South 78 degrees, 54 minutes, 31 seconds West, 65.42 feet to a point, thence;
6. North 81 degrees, 57 minutes, 39 seconds West, 24.10 feet to a point, thence;
7. North 08 degrees, 02 minutes, 21 seconds East, 178.21 feet to a point, thence;
8. North 81 degrees, 57 minutes, 39 seconds West, 34.00 feet to a point, thence;

9. North 08 degrees, 02 minutes, 20 seconds East, 75.50 feet to a point, on the Southerly right of way of Old Hickory Blvd.,
10. South 81 degrees, 57 minutes, 35 seconds East, 314.41 feet to the point of beginning.

NOTE: Included in the above description is 12' right-of-way dedication parallel to Old Hickory Blvd.

TRACT II:
BEING a tract of land in Davidson County, Tennessee, and Part of Lots 1 and 5 of Brentwood Gardens Subdivision in Plat Book 1130, Page 16, Register's Office for Davidson County, Tennessee being more particularly described as follows:

BEGINNING at a point said being on the Southerly right-of-way of Old Hickory Blvd. and the northwesterly property corner of Parcel 160000008300 as shown on the Davidson County Property Map, and described in Instrument No. 20041221-0151643, Register's Office for Davidson County, Tennessee, thence from the point of beginning:

1. South 81 degrees, 57 minutes, 35 seconds East, 70.59 to a point, thence;
2. South 08 degrees, 02 minutes, 20 seconds West, 75.50 to a point, thence;
3. North 81 degrees, 57 minutes, 39 seconds West, 71.25 to a point, thence;
4. North 08 degrees, 32 minutes, 27 seconds East, 75.51 to a point of beginning.

NOTE: Included in the above description is a 12' right-of-way dedication to Old Hickory Blvd.

Included in the above description and being a part of this conveyance are Suite (or Unit) Nos. 101; 102;103;104; 201; and, 204, as more fully described on Exhibit "A" of and pursuant to the provisions of the Master Deed of President's Reserve Office Condominiums, of record in Instrument No. 20080820-0085446, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hampton Falls Storage Partners, LLC, a New Hampshire limited liability company, by Warranty deed from OHB Development Group, Inc.., a Tennessee Corporation, of record in Instrument No. 20160428-0041549, and corrected by Scriver's Affidavit of record in Instrument No. 20170525-0052365, Register's Office for Davidson County, Tennessee.

Map & Parcel No. 160-00-0-286.00
Map & Parcel No. 160-15-0-F-001.00co
Map & Parcel No. 160-15-0-F-002.00co
Map & Parcel No. 160-15-0-F-003.00co
Map & Parcel No. 160-15-0-F-004.00co
Map & Parcel No. 160-15-0-F-005.00co
Map & Parcel No. 160-15-0-F-006.00co
Property Address: 673 Old Hickory Boulevard, Brentwood, Tennessee 37027

Tract III:
BEING a tract of land in Davidson County, Tennessee and Part of Lots 1, 2, and 5 of Brentwood Gardens Subdivision in Plat Book 1130, Page 16, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

COMMENCING at a point, said point being south 06° 32' 03" West, 15.59 feet from a common property corner of said Lot 5, the Townhomes of Fredericksburg Residential P.U.D. in Plat Book 9700, Page 534, Register's Office for Davidson County, Tennessee, and the southerly right-of-way of Old Hickory Blvd., thence from the point of BEGINNING:

1. South 06° 32' 03" West, 297.75 feet to a point, thence;
2. North 82° 18' 40" West, 396.00 feet to a point, thence;
3. North 08° 32' 26" East, 240.16 feet to a point, thence;
4. South 81° 57' 39" East, 105.25 feet to a point, thence;
5. South 08° 02' 21" West, 178.21 feet to a point, thence;
6. South 81° 57' 39" East, 24.10 feet to a point, thence;
7. North 78° 54' 31" East, 64.42 feet to a point, thence;

8. North 52° 20' 56" East, 81.48 feet to a point, thence;
9. North 50° 11' 31" East, 158.92 feet to a point, thence;
10. North 45° 44' 13" East, 51.26 feet to a point of BEGINNING.

Being the same property conveyed to Hampton Falls Storage Partners, LLC, a New Hampshire limited liability company, by Warranty Deed from Daniel C. Burton, of record in Instrument No. 20160428-0041551, Register's Office for Davidson County, Tennessee.

Map & Parcel No. 160-00-0-083.00
Map & Parcel No. 160-00-0-084.00
Property Address: 675 Old Hickory Boulevard, Brentwood, Tennessee 37027

Combined Legal Description

Land situated in the Fourth Councilmanic District of Nashville, Davidson County, Tennessee and being more particularly described according to a survey by Crawford & Cummings, P.C., Tennessee Land Surveyors, dated May 9, 2017, as follows:
Beginning at an iron rod (old), lying in the southerly margin of Old Hickory Blvd. (R.O.W. Varies), said iron rod lying 345' more or less from the centerline of Cloverland Drive, said iron rod being the northwesterly corner of the herein described tract;
Thence, along the said southerly margin of Old Hickory Blvd. South 81°55'47" East, a distance of 385.00 feet to a concrete monument;
Thence, leaving said Old Hickory Blvd., along the westerly line of Townhomes of Fredericksburg of record in Plat Book 9700, Page 534, R.O.D.C. South 06°27'37" West, a distance of 312.55 feet to an iron rod (old) in a rock wall;
Thence, along the northerly line of Benton Park of record Plat Book 7900, Page 820, R.O.D.C. North 82°23'54" West a distance of 395.15 feet to an iron rod (new);
Thence, along the easterly line of O.I.C. President's Reserve at Brentwood of record in Instrument MA-200603170030917, R.O.D.C. and Javonda Jones of record in Instrument 200511210140085,R.O.D.C. North 08°18'55" East, (passing an iron rod (old) at 153.3 feet), a distance of 315.66 feet to the Point of Beginning.Containing an area of 122,785 Square Feet or 2.82 Acres, more or less.

Combined Property Address: 673 Old Hickory Boulevard, Brentwood, Tennessee
Combined Map & Parcel No.: 160-00-0-286.00

Termination of Horizontal Property Regime

The undersigned, Hampton Falls Storage Partners, LLC, a New Hampshire limited liability company, as the sole owner of Suite (or Unit) Nos. 101; 102; 103; 104; 201; and, 204, as more fully described on Exhibit "A" of and pursuant to the provisions of the Master Deed of President's Reserve Office Condominiums, of record in Instrument No. 20080820-0085446, Register's Office for Davidson County, Tennessee, hereby terminates the Horizontal Property Regime and declares null and void the Master Deed of President's Reserve Office Condominiums, of record in Instrument No. 20080820-0085446, Register's Office for Davidson County, Tennessee.

Witness this 8th Day of June, 2017.

Hampton Falls Storage Partners, LLC,
a New Hampshire Limited Liability Company

By: _____
Daniel J. Elefante, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this is attached, and not the truthfulness, accuracy, or validity of that document.

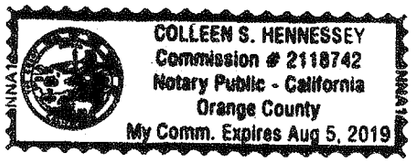
State of California)
County of Orange)

On June 8, 2017 before me, Colleen S. Hennessey, Notary Public, personally appeared Daniel J. Elefante,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Seal]

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

