BILL GARRETT, Davidson County
Trans:T20170076619 DEEDWARRSP
Recvd: 08/31/17 15:23 5 pgs
Fees:28.00 Taxes:10637.50
20170831-0089829

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Blevins-Freeman Storage Association **109 Murphy Court** **Nashville, TN 37203**	**(Same)**	**114-00-0-203.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Freeman-Dixon Family Limited Partnership, a Tennessee limited partnership** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Blevins-Freeman Storage Association, a Tennessee joint venture** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **600 Old Hickory Boulevard, Nashville, Tennessee 37209.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and his/her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 31st day of August 2017.

GRANTOR:

Freeman-Dixon Family Limited Partnership

By: _____
J. Edmond Freeman, Jr.
Its: Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Edmond Freeman, 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 the **Managing Partner** of **Freeman-Dixon Family Limited Partnership**, the within named bargainor, and that such he as such **Managing Partner**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its **Managing Partner**.

Witness my hand and seal, at office this 31 day of August 2017.

_____
Notary Public

My commission expires: 11/5/19

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $2,875,000.00.

Affiant

Sworn to and subscribed before me on
this 31 day of August 2017.

Notary Public
My Commission Expires: 11/5/19

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Property Legal Description]

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled A Storage Inn Center, of record in Book 9700, Page 260, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FREEMAN-DIXON FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, by deeds of record in Book 10223, Page 708, Book 10223, Page 710 and as Instrument No. 20060512-0056331, said Register's Office. For further reference see Instrument No. 20140425-0035076.

- End of Exhibit -

EXHIBIT B

[Permitted Exceptions]

1. The lien for property taxes for the current year which are not delinquent and subsequent years.
2. Matters shown on the Plan of record in Book 9700, page 260, said Register's Office.
3. Access Easement Agreement of record in Book 10223, Page 718, said Register's Office.
4. Agreement for Dedication of Easement for Water Line of record in Book 7142, Page 500, Book 7142, Page 532, Book 7142, Page 534, Book 7142, Page 536, Book 8089, Page 714, and in Book 8089, Page 716, said Register's Office.

- End of Exhibit -