THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Bill Garrett Davidson County
Batch# 35996 DEEDWARR
12/11/2017 02:22:30 PM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20171211-0126148

23510-7B
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mini Storage Depot on Brick Church Pike, LLC c/o The Sterling Group 3900 Edison Lake Parkway Mishawaka, IN 46545	New Owner	06002029900

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 consideration, the receipt of which is hereby acknowledged, the undersigned, **BRICK CHURCH BUSINESS PARK, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **MINI STORAGE DEPOT ON BRICK CHURCH PIKE, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Parcel 1:

Land in Davidson County, Tennessee and being known as Lot 1 on the plan of the Resubdivision of Lot 1, Hawkins Brick Church Subdivisions, of record in Instrument No. 20120126-0007458, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to Brick Church Business Park, a Tennessee joint venture, by Quitclaim Deed of record in Instrument No. 20110722-0056307, in the Register's Office for Davidson County, Tennessee.

Parcel 2:

A perpetual, non-exclusive easement for ingress and egress as set forth in that Warranty Deed recorded March 12, 1971, in Book 4482, Page 834, said Register's Office, provided however, the Grantor declares that all of said easement is included within the adjoining public right-of-way of Brick Church Pike and is therefore subject to the rights of the public in and to said public right-of-way.

When Recorded Return To:
First American Title Insurance Company
National Commercial Services
211 N. Pennsylvania St., Suite 1250
Indianapolis, IN 46204
File No: NCS 839002

I\12569887.2

Parcel 3:

A perpetual, non-exclusive easement for ingress and egress as set forth in that Shared Access Easement Agreement recorded December 8, 2017, in Instrument No. 20171208-0125477 in the Register's Office for Davidson County, Tennessee.

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 covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of December, 2017

BRICK CHURCH BUSINESS PARK,
a Tennessee general partnership

By: William H Hawkins, Managing Joint Venturer & Trustee
Name: William H. Hawkins
Its: Managing Joint Venturer and Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Hawkins, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Joint Venturer and Trustee of Brick Church Business Park, a Tennessee general partnership, the within-named bargainor, and that he as such Managing Joint Venturer and Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Joint Venturer and Trustee.

WITNESS my hand, at office, this 5 day of December, 2017.

JOHN T. COO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me this
5 day of December, 2017.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 8, 2019

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years, not yet due and payable.

2. That a) 30' landscape buffer and b) that 20' Public Utility and Sewer Easement and c) that "C" Offsite Conveyance as shown on that certain Plat of record in Instrument No. 20120126-0007458 in the Register's Office of Davidson County, Tennessee, as shown on the survey prepared by R. Scot Cherry of Cherry Land Surveying, Inc., dated June 15, 2017, and last revised December 5, 2017, as Job No. 17082ALT.

3. Easements and rights set forth in Warranty Deed for highway purposes from G. E. Noe and wife, Willne Noe, to State of Tennessee, of record in Book 4482, Page 834, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Stormwater Detention Agreement, by and between Brick Church Business Park and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20020213-0019126, in the Register's Office of Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20110131-0008269, Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201711090115524, in the Register's Office of Davidson County, Tennessee.

7. Shared Access Easement Agreement dated December 5th, 2017, made by Brick Church Business Park and recorded December 8th, 2017, in Instrument No. 20171208-0125477 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jeff Wainscott, 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.

Jeff Wainscott
Signature

State of Indiana

County of Marion

Personally appeared before me, Andrew Eyster 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.

Andrew Eyster
Notary's Signature

My Commission Expires: 8-20-2025
Notary' Seal (if on paper)

NOTARY PUBLIC SEAL INDIANA
ANDREW EYSTER
Residing in Monroe County
My Commission Expires
~~August 24, 2017~~

August 20, 2025 A.E.