Bill Garrett Davidson County
Batch# 50495 DEEDWARRSP
01/23/2018 12:37:30 PM 6 pgs
Fees: $33.00 Taxes: $4,440.00
20180123-0006933

THIS INSTRUMENT PREPARED BY: M. Todd Jackson, Esq. 3326 Aspen Grove Drive, Suite 400 Franklin, TN 37067 (615) 771-5143	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,199,999.00. Affiant Subscribed and sworn to before, this the 19 day of January, 2018. Notary Public My Commission Expires: 6.15.19

M. TODD JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-15-2019

Name and Address of Property Owner: SAFStor Old Hickory, LLC 2470 Daniells Bridge Road Bldg 100, Suite 161 Athens, GA 30606	Send Tax Bills To: SAFStor Old Hickory, LLC 2470 Daniells Bridge Road Bldg 100, Suite 161 Athens, GA 30606	Map & Parcel Numbers: 162-076.00

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Farokh Fani** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **SAFStor Old Hickory, LLC**, a Delaware limited liability company, as Grantee (hereinafter referred to as "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hickory Bell Retail of record in Book 9700, Page 577, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the property conveyed to Farokh Fani from BNB Properties, Inc., a Tennessee corporation, by Deed of record in Book 9771, Page 414, in the Register's Office for Davidson County, Tennessee.

Parcel 2:

Non-exclusive easements as created, limited and defined by that certain Easement Agreement by and between Steak n Shake, Inc. and Farokh Fani, of record in Book 10775, Page 790, in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as: 14967 Old Hickory Blvd, Nashville, Tennessee 37211.

This conveyance is subject to, and there is excepted from the warranty of this conveyance, those matters shown on **Exhibit A** attached hereto and incorporated herein (collectively, the "Permitted Exceptions").

To have and to hold this 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. Grantor covenants with 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 unencumbered by any action of Grantor.

Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the Grantee against the lawful claims of all persons claiming by or through the actions of Grantor.

[SIGNATURE ON THE FOLLOWING PAGE]

In Witness Whereof, Grantor has set Grantor's hand the date first above-written.

Farokh Fani

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Farokh Fani to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledges himself to be the within named bargainor and that he executed the foregoing instrument, for the purposes therein contained, by signing his name.

Witness my hand and seal in Nashville, Tennessee, this the 19 day of January, 2018.

NOTARY PUBLIC

My Commission Expires 6-15-19

TODD JACKSON M. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-15-2019

EXHIBIT A

Permitted Exceptions

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

2. 20' public utility easement, and public utility and easement shown on Plats of record in Book 9700, Page 577, in the Register's Office of Davidson County, Tennessee.

3. Grants of Transmission Line Easement to United States of America of record in Book 2344, Page 7 and Book 2344, Page 10, in the Register's Office of Davidson County, Tennessee.

4. Grant of Anchor Easement to Metropolitan Government of Nashville and Davidson County of record in Book 3879, Page 636, in the Register's Office of Davidson County, Tennessee.

5. Warranty Deeds for Easements of record in Book 5305, Page 423 and Book 5329, Page 661, in the Register's Office of Davidson County, Tennessee.

6. Grant of Anchor Easement to Metropolitan Government of Nashville and Davidson County of record in Book 5858, Page 254, in the Register's Office of Davidson County, Tennessee.

7. Stormwater Detention Agreement by and between Farokh Fani and Metropolitan Government of Nashville and Davidson County, of record in Book 10770, Page 965, in the Register's Office of Davidson County, Tennessee.

8. Terms, provisions and conditions contained in Easement Agreement by and between Steak n Shake, Inc. and Farokh Fani, of record in Book 10775, Page 790, in the Register's Office of Davidson County, Tennessee.

9. Easements granted by Agreed Order of record in Book 11593, Page 259, in the Register's Office of Davidson County, Tennessee.

10. Grant of Non Exclusive Easement Transmission to Piedmont Natural Gas Company, Inc. of record in Instrument No. 201301080002245, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions, including any easements, restrictions, rights, covenants, or other matters, of Metro Council Ordinance No. O97-935.

12. The following facts, rights, interests or claims arising out of matters shown on

ALTA/NSPS Land Title Survey prepared by Roger Harrah of Harrah & Associates, dated June 14, 2017, last revised January 15, 2018, executed January 18, 2018 as Job No. T357001: evidence of gap and gore.

Certificate of Authenticity

I, Rogelio Pineda, 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.

Signature

State of ILLINOIS

County of KANE

Personally appeared before me, Barbara M Kimberley, a notary public for this county and state, ROSELIO PINEDA who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara M Kimberley
Notary's Signature

My Commission Expires: 3-12-2019.

Notary's Seal (If on paper)

OFFICIAL SEAL
BARBARA M. KIMBERLEY
Notary Public - State of Illinois
My Commission Expires 3/12/2019