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This Instrument Was Prepared By:
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Burr & Forman LLP
222 Second Avenue South, Suite 2000
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 63538 DEEDWARR
02/28/2018 12:26:02 PM 5 pgs
Fees: $28.00 Taxes: $5,827.50

20180228-0018823

Return to:
Brentwood Storage Partners, LLC
c/o Platinum Storage
2100 Main Street, Suite 106
Irvine, CA 92614

Address New Owner:
Brentwood Storage
Partners, LLC
c/o Platinum Storage
2100 Main Street, Suite 106
Irvine, CA 92614

Send Tax Bills to
Brentwood Storage
Partners, LLC
c/o Platinum Storage
2100 Main Street, Suite 106
Irvine, CA 92614

Tax Parcel Number:
160-00-286-00

WARRANTY DEED

THIS WARRANTY DEED, made and entered into this 31st day of January, 2018, by and among HAMPTON FALLS STORAGE PARTNERS, LLC, a New Hampshire limited liability company, ("**Grantor**") and BRENTWOOD STORAGE PARTNERS, LLC, a Delaware limited liability company having the address set forth above ("**Grantee**").

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor has this day bargained and sold, and does hereby transfer and convey to Grantee, its successors and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

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 feet 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 in 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.

Being the same property conveyed to HAMPTON FALLS STORAGE PARTNERS, LLC, A NEW HAMPSHIRE LIMITED LIABILITY COMPANY by deeds of record in Instrument No. 20160428-0041549, as corrected by Scrivener's Affidavit of record in Instrument No. 20170525-0052365, and Instrument No. 20160428-0041551, in the Register's Office of Davidson County, Tennessee.

Containing an area of 122, 785 Square Feet or 2.82 Acres, more or less.

Combined Property Address: 681 Old Hickory Boulevard, Brentwood, Tennessee

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, hereditaments, estate, title and interest thereto belonging or otherwise appertaining, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for (i) municipal, zoning and subdivision laws and ordinances; (ii) rights-of-way of public streets; and (iii) matters which would be disclosed by an accurate survey of the property. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[The Remainder of this Page is Intentionally Left Blank; Signature Page Follows]

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 31st day of January, 2018.

HAMPTON FALLS STORAGE PARTNERS, LLC,
a New Hampshire limited liability company

By: _____
Name: Daniel J. Elefante
Title: Manager

ACKNOWLEDGMENT

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

State of California
County of Orange)

On January 31, 2018 before me, Colleen S. Hennessey, Notary Public
(insert name and title of the officer)

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.

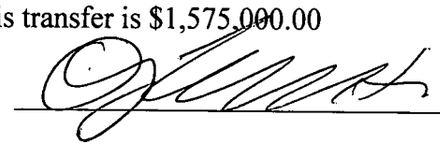
WITNESS ~~my~~ hand and official seal.

Signature Colleen S. Hennessey, Notary Public (Seal)

COLLEEN S. HENNESSEY
Commission # 2118742
Notary Public - California
Orange County
My Comm. Expires Aug 5, 2019

My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration or value, whichever is greater, for this transfer is $1,575,000.00



Affiant

SEE ATTACHED JURAT

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 31st day of January, 2018,
Date *Month* *Year*
by (1) Daniel J. Elefante
(and (2) n/a),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Colleen S. Hennessey, Notary Public
Signature of Notary Public

COLLEEN S. HENNESSEY
Commission # 2116742
Notary Public - California
Orange County
My Comm. Expires Aug 5, 2019

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 1/31/2018
Number of Pages: _____ Signer(s) Other Than Named Above: n/a

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