Bill Garrett Davidson County
Batch# 64163 DEEDWARRSP
03/01/2018 03:10:30 PM 7 pgs
Fees: $38.00 Taxes: $24,790.00
20180301-0019548

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

After recording return to:
PS Southeast One, Inc.
701 Western Avenue, PS #26647
Glendale, CA 91201
Attn: Irma Pimentel

SPECIAL WARRANTY DEED

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel No.**
PS Southeast One, Inc. **701 Western Avenue, PS #26647** **Glendale, CA 91201** **Attn: Irma Pimentel**	**PS Southeast One, Inc.** **701 Western Avenue** **PS #26647** **Glendale, CA 91201**	**163-00-0-290.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Freegard Partners X, a Tennessee general 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 **PS Southeast One, Inc., a Delaware corporation** (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: **5251 Mount View Road, Antioch, Tennessee 37013.**

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 its 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 22ND day of February 2018.

GRANTOR:

FREEGARD PARTNERS X, a Tennessee general 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 **Freegard Partners X, a Tennessee general 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 partnership as its **Managing Partner**.

Witness my hand and seal, at office this 22ND day of February 2018.

_____
Notary Public

My commission expires: MAR. 8, 2021

G. MCKERRICAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

AFFIDAVIT OF CONSIDERATION

STATE OF ~~TENNESSEE~~ California)
)
COUNTY OF Los Angeles)

The actual consideration or value for this transfer of this property, whichever is greater is $6,700,000.00.

Affiant

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 23rd day of February, 2018, by Lily Yan Hughes, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Seal)

SARAH YOU
Commission # 2128392
Notary Public - California
Los Angeles County
My Comm. Expires Sep 28, 2019

EXHIBIT A

[*Property Legal Description*]

TRACT ONE:

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Mount View Road and Rural Hill Road and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Mount View Road at the Southwest corner of Lot J-2 as shown on Plat of Hickory Hollow Terrace of record in Plat Book 5200, page 697, R.O.D.C., said pin being 663 feet, more or less, along said margin from the Westerly terminus of the return at Bell Road;

Thence, with said margin of Mount View Road, N 53 degrees 03' 54" W, 239.26 feet to an iron pin;

Thence, leaving said margin, N 26 degrees 19' 00" E, 280.12 feet to an iron pin;

Thence, N 86 degrees 12' 46" E, 383.31 feet to an iron pin in the westerly line of Lot J-3;

Thence, with said westerly line, S 36 degrees 53' 40" W, 525.39 feet to the point of beginning, containing 109,297 square feet or 2.51 acres, more or less as shown on the survey of William C. Cockrill, Crawford Land Surveyors, P.C. dated June 11, 1996, revised July 24, 1996.

Being the same property conveyed to Shurgard-Freeman Hickory Hollow Joint Venture by General Warranty Deed from Terrell Estes and John Fincher dated July 23, 1996 and recorded in Book 10131, page 411 in the Register's Office for Davidson County, Tennessee; said property being now vested in Freegard Partners X, a Tennessee general partnership as successor by merger with Shurgard-Freeman Hickory Hollow Joint Venture, a Tennessee joint venture, pursuant to that certain Statement and Acknowledgement of Merger dated May 16, 2014 and recorded as Instrument No. 20140516-0042411, said Register's Office.

TRACT TWO:

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the Northeast quadrant of the intersection of Mount View Road and Rural Hill Road and being more particularly described as follows:

BEGINNING at an iron pin in the Northerly margin of Mount View Road 239.26 feet along said margin from the Southwest corner of Lot J-2 as shown on Plat of Hickory Hollow Terrace of record in Plat Book 5200, Page 697, in the Register's Office for Davidson County ("R.O.D.C.") said pin being 902 feet, more or less, along said margin from the westerly terminus of the return at Bell Road;

THENCE, with said margin of Mount View Road, S 28 degrees 39' 47" W, 9.48 feet to an iron pin;

THENCE, continuing with said margin, N 53 degrees 00' 00" W, 285.78 feet to a point; THENCE, leaving said margin of Mount View Road, with the Easterly margin of Rural Hill Road of record in Deed Book 9514, Page 741, R.O.D.C., N 07 degrees 46' 55" W, 81.35 feet to a point;

THENCE, N 16 degrees 22' 21" E, 92.98 feet to a point;

THENCE, N 05 degrees 24' 31" E, 106.22 feet to a point in the South line of David P. Caldwell, et. al of record in Deed Book 9406, Page 257, R.O.D.C.;

THENCE, with Caldwell's Southerly line, S 84 degrees 45' 23" E, 93.79 feet to an iron pin;

THENCE, S 53 degrees 00' 00" E, 298.33 feet to an iron pin;

THENCE, S 26 degrees 19' 00" W, 280.12 feet to the point of beginning, containing 97,755 square feet or 2.24 acres, more or less, as shown on survey of William C. Cockrill, Crawford Land Surveyors, P.C. dated June 11, 1996, revised July 16, 1996.

Being the same property conveyed to Shurgard-Freeman Hickory Hollow Joint Venture, a Tennessee joint venture by Limited Warranty Deed from Kilico Realty Corporation, an Illinois corporation, dated July 23, 1996 and recorded in Book 10131, page 404 in the Register's Office for Davidson County, Tennessee; said property being now vested in Freegard Partners X, a Tennessee general partnership as successor by merger with Shurgard-Freeman Hickory Hollow Joint Venture, a Tennessee joint venture, pursuant to that certain Statement and Acknowledgement of Merger dated May 16, 2014 and recorded as Instrument No. 20140516-0042411, said Register's Office.

Also being described as: Lot 1 on the PUD Boundary and Consolidation Plat for Shurgard-Freeman Property Mt. View Road at Rural Hill Road, of record in Plat Book 9700, page 211, Register's Office for Davidson County, Tennessee.

- 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 Plat Book 9700, Page 211, said Register's Office.

3. Terms, provisions and easements set forth in Deed of Conveyance as to water and sewerage lines of record in Book 10360, Page 355, said Register's Office.

4. 10' Right of Way Dedication described in Limited Warranty Deed of record in Book 10131, Page 404, said Register's Office.

5. Rights of tenants pursuant to unrecorded storage leases.

6. Matters set forth on ALTA/NSPS Land Title Survey prepared by Robert Bannerman on behalf of CreSurveys, dated December 21, 2017, last revised January 29, 2018 bearing Project No. 17-1993-Site #001:

   a. Building 6 encroaches into 20' public utility easement;

   b. Sewer Force located Main 8.4' outside of 20' public utility easement;

   c. Building 4 encroaches into 20' public utility easement.

- End of Exhibit –

True Copy Certification

I, Danielle Rosso, 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.

Danielle Rosso
Signature

State of New Jersey

County of Hudson

Personally appeared before me, Josette C Harris,, a notary public for this county and state, Danielle Rosso who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

Josette C Harris
Notary Public
New Jersey
My Commission Expires 12-20-2021
No. 2353660