Bill Garrett Davidson County
Batch# 66599 DEEDWARR
03/08/2018 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20180308-0022001

THIS INSTRUMENT PREPARED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
211 N. Pennsylvania Street, Suite 1250
Indianapolis, IN 46204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mini Storage Depot on Antioch Pike, LLC c/o The Sterling Group 3900 Edison Lake Parkway Mishawaka, IN 46545	New Owner	13414005700 13414005500 13414005600 13414005800

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, **SAILESH R. PATEL** and **SANJAY PATEL** (hereinafter referred to as the "**Grantor**"), have bargained and sold, and by these presents does transfer and convey unto **MINI STORAGE DEPOT ON ANTIOCH 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:

BEING LOT 1 ON THE FINAL PLAT CONSOLIDATION OF LOTS 1 - 4 OF THE AMENDED ANTIOCH PIKE PROJECTS RE-SUBDIVISION OF RECORD IN INSTRUMENT NO. 20180223-0017268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING PROPERTY CONVEYED TO SAILESH R. PATEL (AS TO A ONE-HALF UNDIVIDED INTEREST) AND SANJAY PATEL (AS TO A ONE-HALF UNDIVIDED INTEREST) BY DEED OF RECORD IN INSTRUMENT NO. 201210310100078, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO SAILESH R. PATEL AND SANJAY PATEL BY DEED FROM SEVEN S, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED IN INSTRUMENT NO. 201708070080603, 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 26th day of ~~January~~ February, 2018.

Sailesh R. Patel

Sanjay Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared SAILESH R. PATEL and SANJAY PATEL, with whom I am personally acquainted (or proved to me upon satisfactory evidence), the within-named bargainor, and that they each executed the foregoing instrument for the purposes therein contained, by signing their respective names.

WITNESS my hand, at office, this 26th day of ~~January~~ February, 2018.

Notary Public
My Commission Expires: 11/8/2021

REBECCA J LANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.

Affiant

Subscribed and sworn to before me this 26th day of ~~January~~ February, 2018.

Notary Public
My Commission Expires: 11/8/2021

REBECCA J LANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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EXHIBIT A
Permitted Encumbrances

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

2. All matters as shown on that certain plat of Record in Instrument No. 20180223-0017268 in the Register's Office of 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.

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201803080022001