Bill Garrett Davidson County
Batch# 87269 DEEDWARRSP
05/01/2018 04:05:30 PM 6 pgs
Fees: $33.00 Taxes: $24,605.00
20180501-0041342

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
ROIB Focal Pointe, LLC 504 Rhett Street, Suite 200 Greenville, SC 29601	Same	13500035200

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BLEVINS FAMILY STORAGE, L.P., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto ROIB FOCAL POINTE, LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant 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 listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Grantor further warrants that the above-described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

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

(Remainder of page intentionally left blank; signature page follows.)

WITNESS our hands this 27th day of April 2018.

BLEVINS FAMILY STORAGE, L.P.

By: J. William Blevins, as Trustee of the
J. William Blevins Revocable Trust u/a
Dated December 29, 2016

By: J. William Blevins
J. William Blevins, Trustee

Its: Sole General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, J. WILLIAM BLEVINS, 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 Trustee of THE J. WILLIAM BLEVINS REVOCABLE TRUST U/A DATED DECEMBER 29, 2016, Sole General Partner of BLEVINS FAMILY STORAGE, L.P., a Tennessee limited partnership, and that he, as Trustee of said Trust, the Sole General Partner of BLEVINS FAMILY STORAGE, L.P., executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself in his capacity as Trustee, the Sole General Partner.

Witness my hand, at office, this 27th day of April 2018.

Notary Public
My Commission Expires:

MARK L. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $6,650,000.00.

Affiant

Subscribed and sworn to before me this 30 day of April 2018.

PATRICIA A. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

Notary Public
My Commission Expires: July 8, 2019

EXHIBIT A
Property Description

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Murfreesboro Road Business Park, as shown on plat of record in Plat Book 6250, page 694, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blevins Family Storage, L.P., a Tennessee limited partnership, in Instrument 20050105-0001667, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

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

2. Subject to the following matters shown on the Plan of record in Plat Book 6250, page 694, Register's Office for Davidson County, Tennessee: (a) Drainage Pond Easement; (b) Storm Drainage Easement; (c) Joint access Easement; (d) 60 Foot Setback Line; (e) Electrical Easement, as shown on the survey by Blew & Associates, P.A., CDS Project No. 17-10-0305, dated 12/12/17, last revised 3/28/18 ("the Survey").

3. Easement to AT&T, of record in Book 2956, page 630, Register's Office for Davidson County, Tennessee, as shown on the Survey.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4308, page 634, in the Register's Office for Davidson County, Tennessee, as shown on the Survey.

5. Storm Water Detention Agreement, of record in Book 6691, page 983, in the Register's Office for Davidson County, Tennessee, as shown on the Survey.

6. Joint Access Easement, of record in Book 6709, page 861, Register's Office for Davidson County, Tennessee, as shown on the Survey.

7. Survey prepared by Blew & Associates, P.A., dated 12/8/2017, indicates that Building No. 2 encroaches over the 60 foot setback line.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

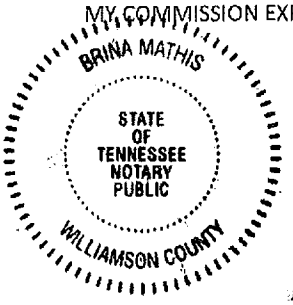
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).