Bill Garrett Davidson County
Batch# 87269 DEEDQC
05/01/2018 04:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180501-0041343

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

QUITCLAIM 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/l00 ($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 incorporated herein by reference.

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 blocks follow.)

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

STATE OF Tennessee)

COUNTY OF Davidson)

I swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant

Subscribed and sworn 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 of record in Plat Book 6250, Page 694, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

And also described as follows:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AS SHOWN ON THE PLAN OF MURFREESBORO ROAD BUSINESS PARK OF RECORD IN PLAT BOOK 6250, PAGE 694, R.O.D.C. LOCATED ON THE SOUTHERLY MARGIN OF MURFREESBORO PIKE EAST OF HARDING PLACE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON PIN IN THE SOUTHERLY MARGIN OF MURFREESBORO PIKE AT THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID MARGIN, WITH THE WESTERLY LINE OF BVT AIRPORT BUSINESS PARK OF RECORD IN DEED BOOK 6181, PAGE 263, R.O.D.C., SOUTH 18°06'44" WEST, 572.28 FEET TO A 1/2 INCH IRON PIN IN THE NORTHERLY MARGIN OF CITATION DRIVE; THENCE, LEAVING SAID MARGIN WITH THE EAST LINE OF LOT NO. 203 OF TOWN PARK ESTATES OF RECORD IN PLAT BOOK 3300, PAGE 65, R.O.D.C., NORTH 33°44'01" WEST, 142.01 FEET TO A SET 1/2 INCH IRON PIN; THENCE, WITH THE NORTH LINE OF LOT NO. 203, SOUTH 62°41'03" WEST, 104.00 FEET TO A FOUND 1/2 INCH IRON PIN; THENCE, WITH THE NORTH LINE OF LOT NOS. 204 AND 205 OF TOWN PARK ESTATES, SOUTH 45°21'47" WEST, 127.79 FEET TO A SET 1/2 INCH IRON PIN; THENCE, WITH THE NORTH LINE OF LOT NO. 210 OF TOWN PARK ESTATES, NORTH 82°26'26" WEST, 214.03 FEET TO A SET 1/2 INCH IRON PIN; THENCE, WITH THE NORTH LINE OF LOT NO. 211 OF TOWN PARK ESTATES, NORTH 82°15'41" WEST, 152.88 FEET TO A SET 1/2 INCH IRON PIN; THENCE, WITH THE EAST LINE OF LOT NO. 2 OF COLONY HEIGHTS SUBDIVISION OF RECORD IN PLAT BOOK 2330, PAGE 149, R.O.D.C., NORTH 07°23'15" EAST, 16.00 FEET TO A FOUND CONCRETE MONUMENT; THENCE, WITH LOT NOS. 2 AND 1 OF SAID COLONY HEIGHTS SUBDIVISION, NORTH 05°25'53" EAST, 100.08 FEET TO A SET 1/2 INCH IRON PIN; THENCE, WITH LOT NOS. 1 THRU 5 OF MCLAUGHLIN SUBDIVISION OF RECORD IN MINUTE BOOK "F", PAGE 195, DAVIDSON COUNTY COURT, NORTH 04°20'07" EAST, 499.01 FEET TO A FOUND 1/2 INCH IRON PIN;

THENCE, WITH THE SOUTHERLY LINE OF SAM NORTON, JR., ET.UX. OF RECORD IN DEED BOOK 3870, PAGE 580, R.O.D.C., AND RAY YAN AND WIFE, REBECCA OF RECORD IN DEED BOOK 11317, PAGE 947, R.O.D.C., SOUTH 82°07'41" EAST, 191.73 FEET TO A FOUND 3/4 INCH IRON PIN; THENCE, WITH THE EAST LINE OF SAID YAN, NORTH 07°41'00" EAST, 223.71 FEET TO A FOUND 1/2 INCH IRON PIN IN THE SOUTHERLY MARGIN OF MURFREESBORO; THENCE, WITH SAID MARGIN, SOUTH 62°13'45" EAST, 239.67 FEET TO A FOUND 1/2 INCH IRON PIN; THENCE, SOUTH 27°38'15"WEST, 10.03 FEET TO A FOUND 1/2 INCH IRON PIN; THENCE, CONTINUING WITH SAID MARGIN, SOUTH 62°09'45" EAST, 370.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 460,214.68 SQUARE FEET OR 10.565 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

Being the same property conveyed to Blevins Family Storage, L.P., a Tennessee limited partnership by Warranty Deed from Corporex Key Limited Partnership #8, a Kentucky limited partnership of record in Instrument No. 20050105-0001667, in the Register's Office of Davidson County, Tennessee.

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

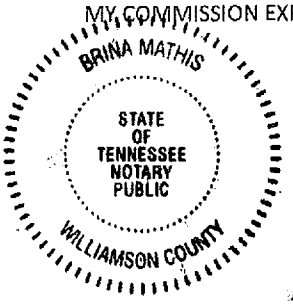
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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).