Bill Garrett Davidson County
Batch# 116463 DEEDWARRSP
07/13/2018 04:12:18 PM 4 pgs
Fees: $23.00 Taxes: $2,219.63
20180713-0068471

SPECIAL WARRANTY DEED

FROM: A+ Storage Old Hickory Bellevue, LP,
a Tennessee limited partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: EIG14T RCCC 208 TN-BELLEVUE LLC,
a Michigan limited liability company

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
EIG14T RCCC 208 TN-BELLEVUE LLC 3221 W. Big Beaver, Suite 11100 Troy, MI 48084	Same	A portion of Map 17, Parcel 11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $599,900.00.

Affiant

Sworn to and subscribed before me, this 13th day of June, 2018.

Notary Public

My Commission Expires:

CONNIE CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Five Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($599,900.00), paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **A+ Storage Old Hickory Bellevue, LP**, a Tennessee limited partnership (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **EIG14T RCCC 208 TN-BELLEVUE LLC**, a Michigan limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property located at 497 Old Hickory Boulevard, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights, easements, agreements, covenants and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 27 day of June, 2018.

SELLER:

A+ Storage Old Hickory Bellevue, LP,
a Tennessee limited partnership

By: A+ Storage of Tennessee, LLC,
a Tennessee limited liability company,
Its General Partner

By: _____
Thomas H. Pierce, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jo Dee Prichard, a Notary Public of said County and State, personally appeared Thomas H. Pierce, 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 Manager of A+ Storage of Tennessee, LLC, a Tennessee limited liability company, General Partner of A+ Storage Old Hickory Bellevue, LP, a Tennessee limited partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Manager of the General Partner.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27 day of June, 2018.

_____
Notary Public

My Commission Expires: March 8, 2021

JO DEE PRICHARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Final Plat, Thomas H. Pierce Subdivision of record as Instrument No. 20180606-0054432, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to A+ Storage Old Hickory Bellevue, LP, a Tennessee limited partnership, by deed of record at Instrument No. 20180302-0019704, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Book 6900, page 144, said Register's Office.

3. Agreement for Dedication of Easement for Waterline of record in Book 7142, page 484, said Register's Office.

4. Easements granted to Harpeth Valley Utilities District by Order of Possession of record in Book 8909, page 388, said Register's Office.

5. Easements granted to Harpeth Valley Utilities District by Deed and Agreed Order of Possession of record as Instrument No. 20080407-0035047, said Register's Office.