Prepared by:
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Karen Johnson Davidson County
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Mail to:
Land Services USA, Inc.
1 S. Church Street, Suite 300
West Chester, Pennsylvania 19380
Attn: Jennifer Jones, Commercial Assistant

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBER:
SROA 307 S MAIN TN, LLC 324 Datura Street, Suite 338 West Palm Beach, Florida 33401	SROA 307 S MAIN TN, LLC 324 Datura Street, Suite 338 West Palm Beach, Florida 33401	02508001100

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **191 III Cube Goodlettsville I Sub, G.P.**, a Delaware general partnership, whose mailing address is 5 Old Lancaster Road, Malvern, Pennsylvania 19355 ("Grantor"), in favor of **SROA 307 S Main TN, LLC**, a Delaware limited liability company, whose mailing address is 324 Datura Street, Suite 338, West Palm Beach, Florida 33401 ("Grantee").

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantee herein, its successors and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This is improved property, known as 305 and 307 S. Main Street, Goodlettsville, Tennessee 37072.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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.

[Signature on following page]

WITNESS MY HAND this 5 day of June, 2019.

GRANTOR:

191 III CUBE GOODLETTSVILLE I SUB, G.P.,
a Delaware general partnership

By: CUBE III TN Asset Management, LLC,
its managing partner

By: _____
Name: Jeffrey P. Foster
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF CHESTER)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey P. Foster, 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 Vice President of Cube III TN Asset Management, LLC, the managing partner of **191 III CUBE GOODLETTSVILLE I SUB, G.P.**, a Delaware general partnership the within named bargainor, and that he, as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of such entity by himself as such officer.

WITNESS my hand and seal at office, on this the 21ST day of May, 2019.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Maureen P. Ullrich, Notary Public
East Whiteland Twp., Chester County
My Commission Expires June 22, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Maureen P. Ullrich
Notary Public
My commission expires 6/22/2019

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

The actual consideration for this transfer is $3,601,000.00.

Affiant

Subscribed and sworn to before me this 21ST day of May, 2019.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Maureen P. Ullrich, Notary Public
East Whiteland Twp., Chester County
My Commission Expires June 22, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Maureen P. Ullrich
Notary Public

My Commission Expires: 6/22/2019

EXHIBIT "A"

Legal Description

Being Lot No. 2 as shown on the final plat of Robert McCasland Lots filed for record in Book 8250, Page 813, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of the said lot.

Being the same property conveyed to 191 III Cube Goodlettsville I Sub, G.P., a Delaware general partnership, by Special Warranty Deed from 191 III Cube TN Sub LLC, a Delaware limited liability company, dated June 24, 2016 and effective July 6, 2016 and recorded July 7, 2016 as Instrument Number 20160707-0069629 in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

Subject to the following:

1. Zoning and/or restrictions and prohibitions imposed by governmental authorities;
2. Easements, covenants, conditions and all other matters of record;
3. Taxes and assessments which are a lien, but not yet due and payable;
4. Matters an accurate survey would reveal; and
5. The rights of tenants as tenants only under unrecorded leases.

True Copy Certification

I, Jennifer Jones, 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.

Jennifer Jones
Signature

State of Pennsylvania

County of Chester

Personally appeared before me, Robin A. O'Donnell, a notary public for this county and state, Jennifer Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robin A O'Donnell
Notary's Signature

My Commission Expires: 10/24/2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Robin A. O'Donnell, Notary Public
Chester County
My commission expires October 24, 2022
Commission number 1122234
Member, Pennsylvania Association of Notaries