Prepared by:
Jeannine T. Bishop, Esquire
Morgan, Lewis & Bockius LLP
1701 Market Street
Philadelphia, Pennsylvania 19103

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

Karen Johnson Davidson County
Batch# 240570 DEEDWARRSP
06/07/2019 12:18:30 PM 6 pgs
Fees: $33.00 Taxes: $18,059.70
20190607-0054790

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBER:
SROA 316 MARTINGALE TN, LLC 324 Datura Street, Suite 338 West Palm Beach, Florida 33401	SROA 316 MARTINGALE TN, LLC 324 Datura Street, Suite 338 West Palm Beach, Florida 33401	05300003700

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **191 III Cube Old Hickory Sub, LLC**, a Delaware limited liability company, whose mailing address is 5 Old Lancaster Road, Malvern, Pennsylvania 19355 ("Grantor"), in favor of **SROA 316 Martingale 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 316 Martingale Drive, Old Hickory, Tennessee 37138.

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 OLD HICKORY SUB, LLC,
a Delaware limited liability company

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 **191 III CUBE OLD HICKORY SUB, LLC**, a Delaware limited liability company 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 $4,881,000.00.

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

Tract I

Property located in the 12th Councilmanic District of Davidson County, Tennessee, being shown as Lot No. 7 on the plan of Riverfront Shopping Center-Section 6 of record in Plat Book 8250, Page 754, and Plat Book 9700, Page 640, Register's Office for Davidson County, Tennessee. And being described according to survey by J. Bruce Rainey, Surveyor #823, dated September 26, 2000 and known as Job No. 00-0184, as follows:

Beginning at an iron pin in the southwesterly margin of 45' Private Road, said pin being the easternmost Northeast corner of the herein described tract and the northernmost Northwest corner of the Old Hickory Utility District property; thence from said point of beginning with the line of the Old Hickory Utility District property, S 41° 58' 56" W – 559.16' to an iron pin; thence S 49° 01' 21" E – 24.05' to an iron pin; thence S 48° 16' 47" E – 170.69' to an iron pin; thence S 41° 13' 36" W – 59.99' to an iron pin; thence N 49° 13' 15" W – 546.68' to an iron pin; thence with Lot No. 8, N 40° 10' 27" E – 599.39' to an iron pin in the southwesterly margin of the 45' Private Road, said pin being the northernmost Northwest corner of the herein described tract; thence with said margin of the Private Road and a curve to the left having a radius of 2168.62', a delta of 4° 24' 39", a tangent of 83.52', a chord length of 166.91' said chord having a bearing of S 52° 57' 33" E and arc length along said curve of 166.95' to a point; thence with a curve to the right having a radius of 2191.13', a delta of 5° 10' 23", a tangent of 98.98', a chord length of 197.77', said chord having a bearing of S 52° 34' 41" E and an arc length along said curve of 197.83' to a point; thence S 49° 59' 29" E – 6.52' to the point of beginning containing 5.34 acres more or less.

Tract II

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the Final Plat of Riverfront Shopping Center, Section 6, of record in Book 8250, Page 754, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 191 III Cube Old Hickory Sub, LLC, a Delaware limited liability company, by Special Warranty Deed from Storage Pros Old Hickory LLC, a Michigan limited liability company, dated April 21, 2016 and recorded April 25, 2016 as Instrument Number 20160425-0040149 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, ~~[Name of Notary]~~, a notary public for this county and state, ~~[name of person making certification]~~ 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