Karen Johnson Davidson County
Batch# 292068 DEEDWARRSP
09/26/2019 03:40:30 PM 5 pgs
Fees: $28.00 Taxes: $23,776.41
20190926-0098208

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 25th day of September, 2019, between **IRON MOUNTAIN INFORMATION MANAGEMENT, LLC**, a Delaware limited liability company ("Grantor"), formerly known as Iron Mountain Information Management, Inc., a Delaware corporation, having its tax mailing address at c/o Iron Mountain Incorporated, One Federal Street, 7th Floor, Boston, MA 02110, Attn: Real Estate and **TAK PROPERTIES, LLC**, a Missouri limited liability company ("Grantee"), having its tax mailing addresses at c/o Kessinger/Hunter & Company, L.C., 2600 Grand Blvd., Suite 700, Kansas City, Missouri 64108 (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context permits or requires).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof are hereby acknowledged, and forever grants, sells and conveys all of its right, title and interest in and to all buildings, structures and other improvements located on the land described on Exhibit A attached hereto (the "Property"), and all equipment, machinery and fixtures integral to the operation of such buildings, structures and improvements (collectively, the "Improvements") located on the Property.

TO HAVE AND TO HOLD said Property with all improvements thereon belonging unto Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee and binds itself, its heirs and assigns, to warrant and forever defend the title thereto of said Property to Grantee, its heirs and assigns, against the lawful claims and demands of all persons or parties claiming by, through or under Grantor but no other, subject to (i) the matters stated herein; (ii) any and all easements, restrictions, declarations, and reservations of record; (iii) any and all leases covering or affecting all or any portion of the Property, and the rights of tenants under such leases; and (iv) any and all encroachments, overlaps, boundary line disputes or other matters which could be disclosed by an accurate survey or inspection of the Property.

Prepared by:

Michelle S. Janer, Esq.
Sullivan & Worcester LLP
One Post Office Square
Boston, MA 02109

Map & Parcel: 060 00 0 080.00

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

GRANTOR:

IRON MOUNTAIN INFORMATION MANAGEMENT, LLC

By: _____
Name: Robert M. Schneiders
Title: Vice President, Transactions & Global Lease Administration

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF ~~MIDDLESEX~~ Suffolk

Before me, Nishith Sidhu, of the Commonwealth and County aforesaid, personally appeared Robert M. Schneiders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President, Transactions & Global Lease Administration of IRON MOUNTAIN INFORMATION MANAGEMENT, LLC and that he/she, on behalf of said entity executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 20th day of September, 2019.

_____
NOTARY PUBLIC
My Commission Expires: May 25, 2023

(NOTARY SEAL)

NISHITH S. SIDHU
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 25, 2023



[Signature Page to Special Warranty Deed – Nashville]

Address of Grantee and
Send Tax Bills To:

TAK Properties, LLC
c/o Kessinger/Hunter & Company, L.C.
2600 Grand Blvd., Suite 700
Kansas City, MO 64108

Map Parcel Number(s):

This is (X) improved (__) unimproved property known as: 415 Brick Church Park, Nashville, Tennessee.

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $6,426,055.09.

Name: Robert M. Schneiders
Title: Vice President, Transactions & Global Lease Administration

Subscribed and sworn to before me this the 20th day of September, 2019.

NISHITH S. SIDHU
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 25, 2023

Notary Public
My Commission Expires: May 25, 2023

(NOTARIAL SEAL)

EXHIBIT A

Legal Description

415 Brick Church Park
Nashville, Tennessee

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1A on the Plan of the Resubdivision of Lot 1, Brick Church Business Park, Phase 1, of record in Plat Book 8250, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Iron Mountain Records Management, Inc., a Delaware corporation by deed from Iron Mountain Incorporated f/k/a Pierce Leahy Corp., a Pennsylvania corporation of record in Instrument No. 200108150087922, Register's Office for Davidson County, Tennessee. The said Iron Mountain Records Management, Inc. has changed its name to Iron Mountain Information Management, Inc. as evidenced by Certificate of Amendment of record in Instrument No. 200310200154645, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Joseph Campi, 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.

Signature

State of CA

County of Contra Costa

Personally appeared before me, C.J. WILSON, a notary public for this county and state, Joseph Campi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/21/2019
Notary' Seal (if on paper)

C. J. WILSON
COMM. # 2135156
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. DEC. 21, 2019