Karen Johnson Davidson County
Batch# 328098 DEEDWARRSP
12/11/2019 10:56:30 AM 5 pgs
Fees: $28.00 Taxes: $92,500.00
20191211-0127745

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
909 Division LLC 2234 W. NAve Chicago, IL 60647	09314056600	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203 (BRS)		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GULCH STORAGE PARTNERSHIP**, a Tennessee general partnership (the "***Grantor***"), has bargained and sold, and by these presents do transfer and convey to **909 DIVISION LLC**, a Delaware limited liability company (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Exceptions set forth on **Exhibit B**, attached hereto and incorporated herein by reference (the "***Permitted Exceptions***").

This is improved property located at 909 and 911 Division Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000,000.

Affiant

Subscribed and sworn to before me this 11 day of December, 2019.

Notary Public
My Commission Expires: 4-21-2020

BRINA MATHIS NOTARY PUBLIC STATE TENNESSEE WILLIAMSON COUNTY

4832-8443-3838.2

lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Exceptions, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the 10th day of December, 2019.

Grantor:

GULCH STORAGE PARTNERSHIP
a Tennessee general partnership

By: _____
Name: Warren D. Smith, III
Title: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, Theresa Hostetler, a Notary Public in and for the State and County aforesaid, personally appeared Warren D. Smith, III, 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 Authorized Representative of Gulch Storage Partnership, the within named bargainor, a Tennessee general partnership, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Representative.

WITNESS my hand and seal at office in Nashville, Tennessee, as of this the 10th day of December, 2019.

Theresa Hostetler
Notary Public

My commission expires: _____

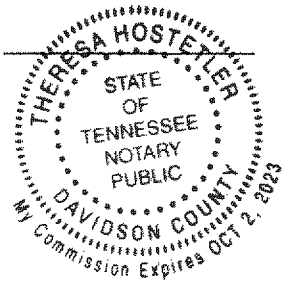


Exhibit A
Property

Being Lot No. 3 on the Plan of Edgehill Estates, Section 65, of record in Book 4460, Page 159, Register's Office for said County, Tennessee, and more particularly described according to an unrecorded survey prepared by Steven D. Delle, a registered land surveyor in the State of Tennessee, said surveyor being dated September 5, 2003, and identified as project #03126 in the records of Dale & Associates, the subject property having been described therein by metes and bounds as follows:

Beginning at an iron rod situated in the southerly margin of Division Street, said point also being the northeast corner of the South Central Bell Telephone Company of record in Book 4708, page 480, R.O.D.C., TN; thence, along said road, S 81 degrees 46' 18" E, a distance of 98.93 feet to an iron rod; thence, along said road, along a curve to the right, having a central angle of 20 degrees 12' 41", a radius of 570.00 feet, a tangent of 101.59 feet, a length of 201.07 feet, and having a chord which bears S 71 degrees 39' 58" E, a distance of 200.03 feet to an iron rod; thence, leaving said road, S 27 degrees 55' 51" W, a distance 373.41 feet to an iron rod; thence, N 69 degrees 33' 54" W, a distance of 95.06 feet to an iron rod; thence N 63 degrees 47' 47" W, a distance of 77.32 feet to an iron rod; thence N 07 degrees 38'30" E, a distance of 342.70 feet to the point of beginning and containing 85,943.129 square feet or 1.973 acres or land.

Being the same property conveyed to Gulch Storage Partnership, a Tennessee general partnership, by deed of record at Instrument 20151026-0108662 dated October 23, 2015, in the Register's Office for Davidson County, Tennessee.

201912110127745

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. Rights of parties in possession under the leases and occupancy agreements assigned by Grantor to Grantee on this date as tenants only.

3. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 159, Register's Office for Davidson County, Tennessee.

4. Any facts, rights, interests or claims that may exist or arise by reason of any matters disclosed by that certain A+ Storage Property ALTA/ACSM Land Title Survey of 909 Division Street prepared by Brad Tyson Thomas of Barge, Waggoner, Sumner and Cannon, Inc. dated October 26, 2015.

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

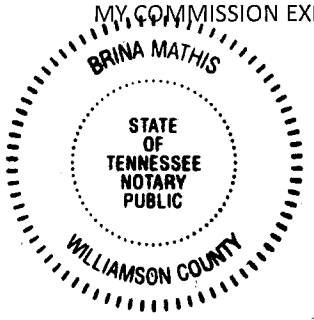
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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).