RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 375615 DEEDWARRSP
03/20/2020 03:53:30 PM 6 pgs
Fees: $33.00 Taxes: $20,980.85
20200320-0031070

STATE OF Tennessee)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,670,500.00

Affiant

Sworn to and subscribed before me this 17th day of March, 2020.

Notary Public

My Commission Expires: October 18, 2022

(SEAL)

GILLIAN BUCHANAN KUMMER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

PREPARED BY AND RETURN TO:
Webb Sanders PLLC
3037A Highway 31W
White House, TN 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Whites Creek Pike Storage, LLC 11 E. Adams St., Ste 900 Chicago, IL 60603	New Owner	059-00-0-154.00

This Indenture is made on the 16 day of March, 2020, by and between Whites Creek Pike Storage, LLC, a Kentucky limited liability company ("***Grantor***"), and Whites Creek Pike Storage, LLC, a Delaware limited liability company (***"Grantee"***).

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

See Exhibit A, attached hereto and incorporated herein.

This is improved property known as 2730 Whites Creek Pike, Nashville, Tennessee 37207.

This conveyance is being made subject to the following:

1. Taxes for the year 2020, a lien not yet due and payable.

2. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County Tennessee of record in Instrument Number 20060523-0060517, in the Register's Office for Davidson County, Tennessee.
3. Joint Access Easement in plat of record in Instrument Number 20060824-0104267, in the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County Tennessee of record in Book 4459, Page 631, Instrument Number 20101104-0088637 and Instrument Number 20150522-0047401, in the Register's Office for Davidson County, Tennessee.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities to Metropolitan Government of Nashville and Davidson County Tennessee of record in Instrument Number 20101104-0088546, in the Register's Office for Davidson County, Tennessee.
6. Right of way for Whites Creek Pike and Mooremans Arm Road.
7. The flow of any creeks, streams or branches across subject property.
8. Rights of tenants, as tenants only, under unrecorded leases.
9. All matters shown on survey dated November 11, 2019, by Jordan Begley (TN RLS #3212) of Arnold Consulting Engineering Services, Inc. and designated Project Number 19-2145L.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants and binds itself and its successors and assigns, subject to the matters set forth above, to warrant and defend to Grantee forever the title to said property against the lawful claims of all claiming by, through or under Grantor, but not otherwise.

Signature page(s) follow; the remainder of this page intentionally left blank

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 13th day of March, 2020.

GRANTOR:

WHITES CREEK PIKE STORAGE, LLC,
A Kentucky limited liability company

By: _____
Name: Mark Williams
Title: Member / Manager

STATE OF Kentucky)
COUNTY OF WARREN)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid Mark Williams with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Whites Creek Pike Storage, LLC, a Kentucky limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS MY HAND, at office, this 13th day of March, 2020.

_____
Notary Public

My Commission Expires:
12-18-22

ANGELA VAN CLEAVE
12-18-2022
NOTARY ID: 612734

202003200031070

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee Property located in the Second Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described according to a survey performed by Dale and Associates, dated February 2, 2005, as follows.

TRACT NO. I:
Beginning at a point on the west margin of Whites Creek Pike, the same being a common corner of the lands of Phyllis Wheatley Homes, Inc., of record in Deed Book 4223, Page 209, Register's Office for said County and State; thence southerly, along the west margin of Whites Creek Pike, following a curve to the left having a central angle of 07 deg. 08' 19" and a radius of 2,899.30 feet, a distance of 361.23 feet to a point; thence leaving said pike and severing the land of Roy Conway Flowers, recorded as Instrument No. 20040209-0015096, South 69 deg. 04' 14" West, 300 feet to a point; thence North 22 deg. 24' 42" West, 278.12 feet to a point on the south line of the lands of the aforesaid Phyllis Wheatley Homes, Inc.; thence with said line as follows: North 49 deg. 11' 29" East, 81.02 feet; North 32 deg. 58' 08" East, 123.29 feet; North 75 deg. 43' 08" East, 154.90 feet to the point of beginning, containing 2.45 acres.

TRACT NO. II:
Beginning at a point on the west margin of Whites Creek Pike at a point located 361.22 feet southerly from the northeast corner of the tract of land conveyed to Roy Conway Flowers, of record as Instrument No. 200040209-0015096, in the Register's Office for said County and State; thence southerly along the west margin of Whites Creek Pike, following a curve to the left, having a central angle of 02 deg. 57' 53" and a radius of 2,899.30 feet, a distance of 150.02 feet to a point, thence leaving said Pike, and severing the land of the aforesaid Roy Conway Flowers, South 66 deg. 06' 22" West, 240 feet to a point; thence North 22 deg. 24' 42" West, 162.42 feet; thence North 69 deg. 04' 14" East, 240 feet to the point of beginning, containing 0.858 acres.

TRACT NO. III:
Beginning at a point on the west margin of Whites Creek Pike at the common front corner of the land of Timage Omar, of record as Instrument No. 20041230-0154778, in the Register's Office for said County and State; thence along the common line of the aforesaid tract and the tract herein conveyed South 65 deg. 11' 03" West, 135 feet to a point, the northwest corner of the aforesaid Timage Omar Tract; thence with the west line of the Omar tract and the west line of the land of Regent Properties, Inc.; recorded in Deed Book 4971, Page 292, said Register's Office, South 18 deg. 47' 27" East, 178.97 feet; South 07 deg. 07' 44" East, 50 feet to a point on the north margin of Moormans Arm Road; thence with the north margin of said road South 88 deg. 52' 16" West, 440.91 feet to the beginning of a curve to the left, having a central angle of 08 deg. 48' 24" and a radius of 966.70 feet; thence along said curve 148.59 feet to a common corner of the tract herein conveyed, and the land of Phyllis Wheatley Homes, Inc.; of record in Deed Book 4223, Page 209, said Register's Office; thence along the common line of this tract and the Phyllis Wheatley land as follows: North 19 deg. 12' 47" West, 499.60 feet; North 77 deg. 56' 22" East, 137.90 feet; North 63 deg. 55' 49" East, 115.00 feet; North 49 deg. 11" 29" East, 138.98 feet; Thence leaving said Phyllis Wheatley line and severing the land of Roy Conway Flowers of record as Instrument No.

20040209-0015096 as follows: South 22 deg. 24' 42" East, 278.12 feet; North 69 deg. 04' 14" East, 60.00 feet; South 22 deg. 24' 42" East, 162.42 feet; North 66 deg. 06' 22" East, 240.00 feet to a point on the west margin of Whites Creek Pike; thence along the west margin of said pike following a curve to the left having a central angle of 01 deg. 11' 09" and a radius of 2,899.30 feet, a distance of 60 feet to the point of beginning, containing 6.487 acres.

Included in the above description, but hereby Excluded is Lot 1 of the Willmar Corner Subdivision as described of record as Instrument No. 20060824- 0104267, in th Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Whites Creek Pike Storage, LLC, a Kentucky limited liability company by Special Warranty Deed from M.A. Williams Properties, Inc., a Kentucky corporation of record in Instrument Number 20100823-0066685 Register's Office for Davidson County, Tennessee, dated August 20, 2010 and recorded on August 23, 2010.

202003200031070

TRUE COPY CERTIFICATION

I, BRITTANY FLYNN, 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.

Brittany Flynn

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, BRITTANY FLYNN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY