THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200930556** Karen Johnson Davidson County Batch# 526104 DEEDWARR 12/08/2020 09:47:12 AM 2 pgs Fees: $13.00 Taxes: $1,665.00 20201208-0142152	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 23rd day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: BB Storage, LLC 5961 Eatons Creek Road Joelton TN 37080	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 029000007500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald Waller, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BB Storage LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I
Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. of the Charles P. Zimmerle lands, deceased, as set: out in the cause of Addie Forte vs. Rose Bennett et al, under Rule No. 54819 of the Chancery Court for Davidson County, Tennessee. and of record in Plan Book 3, page 28, of the Chancery's Court Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of State Highway No. 112, the common corner of Tracts Nos. 6 and 7, thence with the dividing line between Tracts Nos. 6 and 7, South 3 degrees 50 minutes West 412.5 feet to a point in the center of Gray point Road, the common corner of Tracts Nos. 6 and 7 ; thence with the center Of Gray Point Road, North 52 degrees, East 234 feet to a point, the corner of Tracts Nos. 7 and 8; thence with the dividing line between Tracts Nos. 7 and 8, and with the center of Gray Point Road, North 44 degrees, east 162.8 feet to a point in the South margin of Highway 112, the common corner Of Tracts Nos. 7 and 8; thence with the southerly margin Of State Highway NO. 112, North 63 degrees West 315 feet to the point of beginning, containing 1.22 acres, more or less, which includes all of Map 29, Parcel 76, Field Book #14DS940 and Map 29, Parcel 75, Field Book #14D5960, as in the Tax Assessor's Office for Davidson County, Tennessee .

Included in the above description but excluded from this transfer is the right of way heretofore deeded to the Davidson County Highway Department of Davidson County Tennessee.

Tract II
LAND in Davidson County, Tennessee, BEGINNING at an iron pin in the South margin of U. S. Highway 41 -A, the sane being Zilmerle's Northwest corner and the Northeast corner of this tract; thence with Zimmerle's West line, South 03 degrees 06 minutes 35 seconds West 353.35 feet to an iron pin in the Northeast corner of a 1.475 acre tract retained by Grantor; thence with the north line of said 1.475 acre tract, North 54 degrees 55 minutes 15 seconds East 147.36 feet to an iron pin, Elliott's Southeast corner; thence with Elliott's East line, North 02

degrees 28 minutes 11 seconds East 340.03 feet to an iron pin in the South margin of said Highway; thence with the South margin of said Highway, South 60 degrees 13 minutes 34 Seconds East 144.14 feet to the beginning, containing 1.007 acres, more or less, according to a survey by Torruny E. Walker, R.L.S. Tennessee No. 1465, Post Office Box 495, Ridgetop, Tennessee 37152, dated February 7, 1996, which includes Map 29, Parcel 370, Field Book #14DS264B, as shown in the Tax Assessor's Office for Davidson County, Tennessee .

Being the same property conveyed to Ronald Waller by Warranty deed from Charles William Zimmerle and wife, Lillian Jenell Zimmerle of record in Book 10755, page 639, Register's Office for Davidson County, Tennessee, dated January 9, 1998 and recorded on January 12, 1998.

Deborah Waller joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Ronald Waller.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

This is improved property located at 5961 Eatons Creek Road Joelton TN 37080

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2020.

Ronald Waller

Debora Waller

STATE OF TENNESSEE)
COUNTY OF WALLER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald Waller and Debora Waller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2020.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY