Karen Johnson Davidson County
Batch# 622790 DEEDWARRSP
04/27/2021 08:21:30 AM 7 pgs
Fees: $38.00 Taxes: $925.00
20210427-0055572

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201
615.345.7006

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Gilbert N. Smith 4401 Chickering Lane Nashville, TN 37215	Same	Map/Parcel: 092-10-0-061.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ABACO MINI 6, LLC, a Tennessee limited liability company, as to a twenty-eight and eighty-one hundredths percent (28.81%) undivided interest; ATLANTIC MINI 4/6, LLC, a Tennessee limited liability company, as to a twenty and forty-five hundredths percent (20.45%) undivided interest; ATLANTIC/MINI STORAGE #6, LLC, a Tennessee limited liability company, as to a six hundredths of a percent (.06%) undivided interest; CROW MINI 6, LLC, a Tennessee limited liability company, as to a forty-one and eighteen hundredths percent (41.18%) undivided interest; and PDK-TN I, LLC, a Tennessee limited liability company, as to a nine and fifty hundredths percent (9.5%) undivided interest, all as tenants-in-common who collectively are the owners of 100% interest in the Property (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto GILBERT N. SMITH, an Individual (the "Grantee"), his successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or 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.

[Remainder of page intentionally left blank; signatures follow.]

WITNESS my hand and seal, this 21 day of April 2021.

GRANTOR:

CROW MINI 6, LLC,
a Tennessee limited liability company

By: Atlantic/Crow Valley Partners, L.L.L.P., a Georgia limited liability limited partnership, its Manager/Member

By: Atlantic Investors Group TN, LLC, a Georgia limited liability company, its General partner

By: _____
James G. Stice, Manager

ABACO MINI 6, LLC,
a Tennessee limited liability company

By: Abaco Management, LLC, a Georgia limited liability company, its Manager/Member

By: _____
James G. Stice, Manager

ATLANTIC MINI 4/6, LLC,
a Tennessee limited liability company

By: Atlantic/Mini-Storage #4, LLLP, a Georgia limited liability limited partnership, its Manager

By: Atlantic Investors Group, TN, LLC, a Georgia limited liability company, its General Partner

By: _____
James G. Stice, Manager

PDK-TN I, LLC,
a Tennessee limited liability company

By: Atlantic Investors Group TN, LLC, a Georgia limited liability company, its Manager

By: _____
James G. Stice, Manager

ATLANTIC/MINI STORAGE #6, LLC,
a Tennessee limited liability company

By: Atlantic Investors Group TN, LLC, a Georgia limited liability company, its Manager

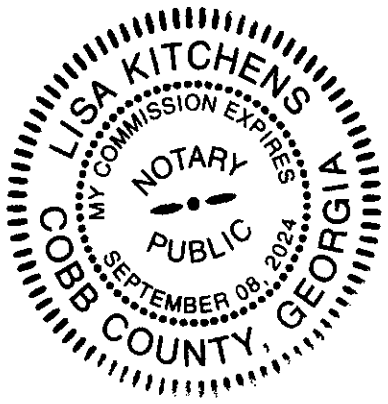
By: _____
James G. Stice, Manager

STATE OF GA)

COUNTY OF Cobb)

Personally appeared before me, a Notary Public, JAMES G. STICE, Sole Manager of ABACO MANAGEMENT, LLC, a Georgia limited liability company, the sole Manager of ABACO MINI 6, LLC, a Tennessee limited liability company, the maker, 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 authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21 day of April 2021.



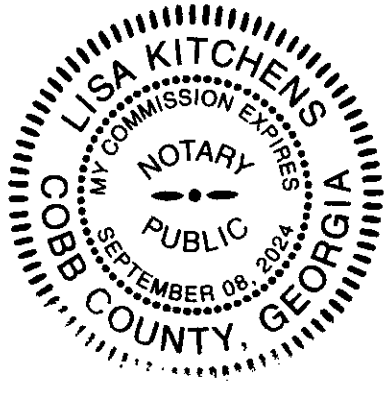
Notary Public
My Commission Expires: 9/8/24

STATE OF GA)

COUNTY OF Cobb)

Personally appeared before me, a Notary Public, JAMES G. STICE, sole Manager of Abaco Management, LLC, a Georgia limited liability company, sole General Partner of Atlantic/Mini Storage #4, LLLP, a Georgia limited liability partnership, the sole Manager of ATLANTIC MINI 4/6, LLC, a Tennessee limited liability company, the maker, 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 authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21 day of April 2021.



Notary Public
My Commission Expires: 9/8/24

STATE OF GA)

COUNTY OF Cobb)

Personally appeared before me, a Notary Public, JAMES G. STICE, sole Manager of Atlantic Investors Group TN, LLC, a Georgia limited liability company, sole Manager of ATLANTIC/MINI-STORAGE #6, LLC, a Tennessee limited liability company, the maker, 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 authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21 day of April 2021.

Notary Public
My Commission Expires: 9/8/24

LISA KITCHENS NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 08, 2024

STATE OF GA)

COUNTY OF Cobb)

Personally appeared before me, a Notary Public, JAMES G. STICE, sole Manager of Atlantic Investors Group TN, LLC, a Georgia limited liability company, sole General Partner of Atlantic/Crow Valley Partners, L.L.L.P., a Georgia limited liability partnership, sole Manager of CROW MINI 6, LLC, a Tennessee limited liability company, the maker, 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 authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21 day of April 2021.

Notary Public
My Commission Expires: 9/8/24

LISA KITCHENS NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 08, 2024

STATE OF GA)

COUNTY OF Cobb)

Personally appeared before me, a Notary Public, JAMES G. STICE, sole Manager of Atlantic Investors Group TN, LLC, a Georgia limited liability company, the sole Manager of PDK-TN I, LLC, a Tennessee limited liability company, the maker, 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 authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21 day of April 2021.

LISA KITCHENS NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 08, 2024

Notary Public
My Commission Expires: 9/8/24

STATE OF GA)

COUNTY OF Cobb)

The actual consideration for this transfer, or value of property (whichever is greater) is $250,000.00.

James G. Stice
Affiant

Subscribed and sworn to before me this 21 day of April 2021

LISA KITCHENS NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 08, 2024

Notary Public
My Commission Expires: 9/8/24

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being the North 45 feet of Lot No. 12 on the Plan of Charlotte Heights of record in Plat Book 57, Page 169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 45 feet on the West side of 31st Avenue North, formerly Royal Street, and run back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Crow Mini 6, LLC a 41.18% undivided interest; Abaco Mini 6, LLC a 28.81% undivided interest; Atlantic Mini 4/6, LLC a 20.45% undivided interest; PDK-TN, LLC a 9.50% undivided interest; Atlantic/Mini Storage #6, LLC .06% undivided interest by Warranty Deed of record in Instrument No. 20040923-0115218 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crow Mini 6, LLC a 41.18% undivided interest; Abaco Mini 6, LLC a 28.81% undivided interest; Atlantic Mini 4/6, LLC a 20.45% undivided interest; PDK-TN, LLC a 9.50% undivided interest; Atlantic/Mini Storage #6, LLC .06% undivided interest by Warranty Deed of record in Instrument No. 20040923-0115219 Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2021, a lien not yet due and payable.