SPECIAL WARRANTY DEED

This Instrument prepared by:
Benjamin H. Southard
The Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

After recording return to:
PS Southeast One, Inc.
701 Western Avenue, PS #27361
Glendale, CA 91201
Attn:

SPECIAL WARRANTY DEED

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel No.**
PS Southeast One, Inc. **701 Western Avenue, PS #27361** **Glendale, CA 91201**	**PS Southeast One, Inc.** **701 Western** **Avenue PS #27361** **Glendale, CA 91201**	**093 15 0 037.00**

Karen Johnson Davidson County
Batch# 737264 DEEDWARRSP
10/15/2021 10:44:30 AM 6 pgs
Fees: $33.00 Taxes: $54,760.00
20211015-0138858

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **AREP Natchez SoBro Storage, LLC**, a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **PS Southeast One, Inc., a Delaware corporation** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: 835 3rd Avenue S., Nashville, TN 37210.

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property, subject to the Permitted Exceptions; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular title to the Property unto the Grantee and its

TN-17680

successors and assigns, against the lawful claims of all persons claiming such by, through, or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 7th day of October, 2021.

GRANTOR:

AREP NATCHEZ SOBRO STORAGE, LLC, a Tennessee limited liability company

By: AREP Natchez SoBro Storage Manager LLC
Its: Managing Member

By: Natchez Acquisitions 50/50 LLC
Its: Operating Member

By: _____
Leslie C. Fowler, its Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Leslie C. Fowler, 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 Agent of Natchez Acquisitions LLC, which is the Operating Member of AREP Natchez SoBro Storage Manager LLC, which is the Managing Member of AREP Natchez SoBro Storage, LLC, a Delaware limited liability company, the within named bargainor, and that such he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its Authorized Agent.

Witness my hand and seal, at office this 6 day of October, 2021.

Amelia B. Street
Notary Public

My commission expires: 3/28/2023

AMELIA B STREET
Notary Public
Robertson County, State Of Tennessee
My Commission Expires on 03/28/2023

EXHIBIT A

Property Legal Description

ALL that tract or parcel of land and premises, situate, lying and being in the City of Nashville, County of Davidson and State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled "Re-Subdivision Lot 1 of Final Plat Lindsley Avenue Subdivision", of record in Instrument No. 20170830-0089014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PREMISES conveyed to AREP Natchez SoBro Storage, LLC, a Delaware limited liability company, by Special Warranty Deed, from Teresa L. Kurzynske, a married person, dated September 1, 2016 and recorded September 2, 2016 in the Davidson County Register's Office in/as 20160902-0092865

- End of Exhibit -

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, a lien not yet due and payable.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Covenants and Obligation of Non-Exclusive Access, Egress and Egress Easement recorded in/as Instrument No. 200006280064410.
4. Rights of tenants and parties in possession, as tenants only, with no rights of first refusal, options to purchase or similar rights or options, pursuant to unrecorded storage leases.
5. Terms, covenants and restrictions contained in Declaration of Restrictions and Covenants for Stormwater Facilities and systems recorded in/as Instrument No. 20170508-0045563.
6. The following set forth on plat entitled "Re-Subdivision Lot 1 of Final Plat Lindsley Avenue Subdivision" filed in/as Instrument No. 20170830-0089014:
   a) 20'Public Utility Easement;
   b) 15 & 20' Access Easements;
   c) 8' Water Line;
   d) Public Utility Easement;
   e) Extended P.U.D.E. showing 15' Stormline
   f) 3/5' Proposed Pedestrian Easement;
   g) ROW Dedications (various)
   h) 4' Proposed Green Area.

- End of Exhibit -

AFFIDAVIT OF CONSIDERATION

STATE OF ~~TENNESSEE~~ New Jersey)
COUNTY OF ~~DAVIDSON~~ Hudson)

The actual consideration or value for this transfer of this property, whichever is greater is $14,800,000.00.

Affiant

Sworn to and subscribed before me on this
11th day of October 2021.

Notary Public
My Commission Expires: _____

Anita S Jefferson
Notary Public
New Jersey
My Commission Expires 11-20-2022
No. 50071638

Tennessee Certification of Electronic Document

I, Misty A Landolt, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-07-21 (date of document).

Misty A Landolt
Affiant Signature

10-07-2021
Date

State of New Jersey
County of Hudson

Sworn to and subscribed before me this 7th day of October, 2021.

Lauren C O'Malley
Notary's Signature

MY COMMISSION EXPIRES:

LAUREN C O'MALLEY
Commission # 50103987
Notary Public, State Of New Jersey
My Commission Expires
May 8, 2024

NOTARY'S SEAL