Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Crescenta Valley Mini Storage, L.P. 505 Old Hickory Blvd. Nashville, TN 37209	Parcel ID No. 128-03-0-013.00	Same Address As New Owner

This instrument prepared by: Emily H. Bowman, Bradley Arant Boult Cum
1600 Division Street, Suite 700, Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 785867 DEEDWARRSP
01/10/2022 11:39:06 AM 6 pgs
Fees: $33.00 Taxes: $98,050.00

20220110-0002660

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, **A+ STORAGE OLD HICKORY BELLEVUE LP,** a Tennessee limited partnership (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **CRESCENTA VALLEY MINI STORAGE, L.P.,** a California limited partnership (the "**Grantee**"), Grantee's successors and assigns, the real property described on **Schedule 1**, which is attached hereto and incorporated herein by reference (the "**Property**"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "**Permitted Encumbrances**").

This is improved property commonly known as 505 Old Hickory Boulevard, Nashville, 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.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$26,500,000.00~~

Affiant

Subscribed and sworn to before me this 23 day of December, 2021.

Notary Public
My Commission Expires: 1/16/25

DEE PRICHARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantor covenants with the Grantee, its successors and assigns that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. 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 successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

Except as otherwise expressly provided in this deed or any other written agreement executed by Grantor, by acceptance of this Deed, Grantee acknowledges and agrees that: Grantor has not made, is not making and specifically disclaims and negates any warranties, representations, guarantees or assurances (express or implied) regarding the Property or any rights, interests, easements and hereditaments appurtenant thereto; (ii) Grantee is purchasing the Property "AsIs, WhereIs" with all faults and all latent or patent defects; and (iii) Grantee, on behalf of itself and its successors and assigns, shall be deemed to have waived, released and discharged Grantor from all claims that Grantee or its successors or assigns has or may have against Grantor relating to the Property, whether known or unknown, existing or arising in the future, including, but not limited to, claims for contribution or indemnity under any environmental laws.

[Signature appears on the following page]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 23rd day of December, 2021.

GRANTOR:

A+ STORAGE OLD HICKORY BELLEVUE LP,
a Tennessee limited partnership

By: A+ STORAGE OF TENNESSEE, LLC
Its General Partner

By: _____
Thomas H. Pierce, Manager

STATE OF Tennessee

COUNTY OF Davidson

Before me, Thomas H. Pierce the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas H. Pierce, 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 Manager of A+ Storage of Tennessee, LLC, a Tennessee limited liability company, the general partner of A+ Storage Old Hickory Bellevue LP, a Tennessee limited partnership, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership, by himself in his capacity as the General Partner of the limited partnership.

Witness my hand seal at office this 23rd day of December, 2021.

_____
Notary Public

My Commission Expires: January 6, 2025

JO DEE PRICHARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SCHEDULE 1

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING ALL OF LOT NO. 1, AS SHOWN ON THE FINAL PLAT FOR THOMAS H. PIERCE SUBDIVISION, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN INSTRUMENT NO. 201806060054432, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO A+ STORAGE OLD HICKORY BELLEVUE, LP, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM THOMAS H.PIERCE, OF RECORD IN INSTRUMENT NO. 201803020019704; AND 201807230071510, AS CORRECTED IN 201810030098189, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 6900, page 144; and Instrument No. 201806060054432, in the Register's Office of Davidson County, Tennessee, as approximately shown on Survey.

3. Terms and provisions of Agreement for Dedication of Easement for Water Line, by and between Willie E. Moss, Jr. and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, its successors and assigns, of record in Book 7142, Page 484, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sewer Line, by and between Willie E. Moss, Sr. and Willie E. Moss, Jr. and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, its successors and assigns, of record in Book 8197, Page 10, in the Register's Office of Davidson County, Tennessee, as approximately shown on Survey.

5. Easement(s) granted Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, A Municipal Corporation, by Order of Possession of record in Book 8909, Page 388, in the Register's Office of Davidson County, Tennessee, as approximately shown on Survey.

6. Easement(s) granted Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, by Deed and Agreed Order of Possession of record in Instrument No. 200804070035047, in the Register's Office of Davidson County, Tennessee, as approximately shown on Survey.

7. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Thomas H. Pierce, of record in Instrument No. 201802120013689, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Storm Water Easement Agreement, by and between A+ Storage Old Hickory Bellevue LP, a Tennessee limited partnership and EIG14T RCCC 208 TN-Bellevue LLC, a Michigan limited liability company, of record in Instrument No. 201807130068472, in the Register's Office of Davidson County, Tennessee, as approximately shown on Survey.

9. Terms and provisions of Access Easement and Maintenance Agreement (Entry Drive), by and between EIG14T RCCC 208 TN-Bellevue LLC, a Michigan limited liability company and A+ Storage Old Hickory Bellevue LP, a Tennessee limited partnership, of record in Instrument No. 201807130068473, in the Register's Office of Davidson County, Tennessee, as approximately shown on Survey.

10. Terms and provisions of Grading and Temporary Construction Easement Agreement, by and between EIG14T RCCC 208 TN-Bellevue LLC, a Michigan limited liability company and A+ Storage Old Hickory Bellevue LP, a Tennessee limited partnership, of record in Instrument No. 201807130068474, in the Register's Office of Davidson County, Tennessee, as approximately shown on Survey.

11. Terms and provisions of Agreement for Dedication of a Public Utilities Easement, by and between Thomas H. Pierce and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, its successors and assigns, of record in Instrument No. 202012230152708, in the Register's Office of Davidson County, Tennessee, as approximately shown on Survey.

12. Affidavit of As-Built Survey of record in Instrument No. 202107290102039, in the Register's Office of Davidson County, Tennessee, as approximately shown on Survey.

13. Rights of tenants in possession of said land under unrecorded leases with respect to which no memorandum or other notice has been recorded, as shown on the attached rent roll; such rights being for occupancy only, with no options or rights to purchase.

14. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Bryan A. Shirley, Professional Land Surveyor No. 2085, BBG Assessments, LLC, on December 6, 2021, designated Job No. 21-9508 (the "**Survey**"):

    a. Building appears to encroach over temporary construction easement No. 1 and No. 2 as per Instrument No. 200804070035047; and

    b. Utilities located on the property without apparent benefit of easement.