THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 816877 DEEDWARR
03/07/2022 01:44:06 PM 5 pgs
Fees: $28.00 Taxes: $3,663.00
20220307-0025766

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
GP Self-Storage 1216, LLC 2320 Pleasant View Rd., Suite 120 Middleton, WI 53562	Same	043-16-0-056.00

FOR AND IN CONSIDERATION of the sum of Nine Hundred Ninety Thousand and 00/100 Dollars ($990,000.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHRISTINA McKAY, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto GP SELF-STORAGE 1216, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1216 East Old Hickory Boulevard, Madison, Davidson County, Tennessee 37115. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds herself and her heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

<Signatures and notary acknowledgements appear on the following pages.>

IN WITNESS WHEREOF, Grantor has hereunto set her signature, this 4th day of March, 2022.

GRANTOR:

Christina P. McKay

CHRISTINA McKAY

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared CHRISTINA McKAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Hendersonville, Tennessee this 4th day of March, 2022.

Amy Hankins

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Nine Hundred Ninety Thousand and 00/100 Dollars ($990,000.00).

AFFIANT

Sworn to and subscribed before me, this 4th day of March, 2022.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Corner Storage, of record in Instrument No. 20180718-0070022, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to CHRISTINA MCKAY, by deed from CORNER STORAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20181115-0112622, dated November 9, 2018, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. Matters shown on the Plan of record in Book 974, page 23, Book 3842, page 227, and as Instrument No. 20180718-0070022, said Register's Office.

3. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations referenced in the Memorandum of Lease from Christina McKay dba Morgan & Preston Properties, Inc., to The Lamar Companies, of record in Instrument No. 20191230-0134603, said Register's Office.

4. Declaration of Closing of Streets of record in Book 2297, page 304, said Register's Office.

5. The rights and claims of parties in possession as tenants only.