SPECIALWARRANTY DEED

Karen Johnson Davidson County
Batch# 854042 **DEEDWARRSP**
05/12/2022 09:46:11 AM 5 pgs
Fees: $28.00 Taxes: $16,650.00

20220512-0054494

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00

Affiant (Grantor)

Subscribed and sworn to before me this 11 day of May, 2022.

Notary Public
My commission expires: 11/3/25

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

This instrument prepared by:
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

Return Recorded Document to:
Morris Manning & Martin, L.L.P.
3343 Peachtree Road, NE, Suite 1600
Atlanta, GA 30326
Attn: Lee Anne Sapp, Esq.

Name and Address of Property Owner:	Map-Parcel Number(s):	Send Tax Bills To:
GSI Nashville Lafayette Storage I Owner, LLC, a Delaware limited liability company Address: 6805 Morrison Blvd., Suite 250 Charlotte, NC 28211	093.150/274.00	Same as Owner

THIS SPECIAL WARRANTY DEED made as of the 11 day of May, 2022 between **Mainland 4th, LLC**, a Tennessee limited liability company ("**Grantor**"), and **GSI Nashville Lafayette Storage I Owner, LLC**, a Delaware limited liability company ("**Grantee**"), for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration not herein mentioned, to it in hand paid, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell, transfer, and convey unto Grantee, its successors and assigns, the following described tract or parcel of real property in Davidson County, Tennessee:

This is improved property that currently is municipally known as 914 3rd Avenue South, Parcel/Tax ID 093-150/274.00, located in Nashville, Tennessee, in Davidson County.

ALL THAT CERTAIN lot or parcel of land lying in Davidson County, Tennessee, and more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**").

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever, in fee simple, subject only to the matters set forth on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

And Grantor does covenant that it is lawfully seized and possessed of said real property, has full power and legal authority to convey the same, and the title thereto is free, clear and unencumbered, all as subject to the Permitted Exceptions.

And Grantor does further covenant and bind itself and its successors and assigns, to warrant and defend the title to said real property to Grantee, its successors and assigns, against all lawful claims of all persons claiming by, through or under it but not further or otherwise.

[signature page follows]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

GRANTOR:

MAINLAND 4th, LLC,
a Tennessee limited liability company

By: Mainland Asset Management, LLC
a Tennessee limited liability company

By: _____
Kenneth M. Larish, Manager

STATE OF TENNESSEEE)

) SS.

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within of said County and State, personally appeared Kenneth M. Larish 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 Mainland Asset Management, LLC, the manager of the within named bargainor, and that, he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and official seal on this the 10th, day of May, 2022.

_____
Notary Public
Commission Expires: 5/6/25

(SEAL)

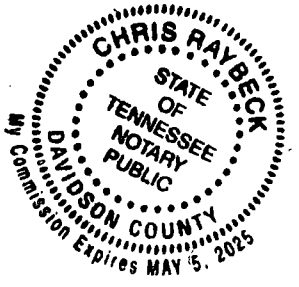


EXHIBIT "A"

Parcel 1: Land in Davidson County, Tennessee, being Lot No. 34 on the Map of McGhee Plan of Lots, as of record in Min. Book "A", page 368, of the Chancery Court at Nashville.

Said Lot No. 34 fronts 40 feet on the easterly side of 3rd Avenue South and runs back between parallel lines 135 feet to an alley.

Included in said description but specifically excluded therefrom is that part of the property taken for the widening of LaFayette Street, as set forth in Book 4413, Page 813, said Register's Office.

Parcel 2: Land in Davidson County, Tennessee, being Lot No. 35 on the Map of McGee's Plan of Lots of record in Min. Book "A", page 368, of the Chancery Court at Nashville.

Said Lot No. 35 fronts 40 feet on the easterly side of Third Avenue south and runs back between parallel lines 135 feet to an alley.

Included in the above description but specifically excluded therefrom is that part of the property taken for the widening of Lafayette Street, as set forth in Book 4413, Page 813, said Register's Office.

Parcel 3: Land in Davidson County, Tennessee, being Lots Nos. 36 and 37 on the Plan of McGhee's Addition to South Nashville of record in Min. Book "A", page 368, Chancery Court at Nashville.

Said Lots Nos. 36 and 37 front 40 feet each on the easterly side of 3rd Avenue South, formerly College Street, and run back between parallel lines 135 feet more or less to an alley.

Being the same property conveyed to Mainland 4th, LLC, of record in Instrument No. 20220110-0002716, dated December 30, 2021, said Register's Office.

EXHIBIT "B"

1. All taxes for the year 2022 and subsequent years.
2. The Billboard Lease between Jerry C. Pendergrass and National Advertising Company, dated November 1, 1979.
3. The Building Lease between Rebar Ali, Mnimoun Fazen Hantouli, and Ajaan Mamdouh and Tennessee Parking, Inc. dated September 28, 2017.
4. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Nina May Ford and husband, Robert Ford to National Advertising Company, of record in Book 5518, page 694, said Register's Office.
5. Matters shown on the Plan of record in Minute Book "A", page 368, Chancery Court, for Davidson County, Tennessee.
6. All matters shown on the plat of survey by L. Brandon Lambert, Tenn. RLS No. 2828, with Chastain Skillman, dated March 2, 2022, last revised May 10, 2022, and designated as Project Number: 1026401.