Karen Johnson Davidson County
Batch# 887022 DEEDWARRSP
07/11/2022 10:58:30 AM 6 pgs
Fees: $33.00 Taxes: $78,625.00
20220711-0079358

SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
HGIT Nashville Self Storage LLC c/o HGIT Advisors LP 2800 Post Oak Boulevard, Suite 4800 Houston, Texas 77056	091-12-0-174.00	Same Address As New Owner
This instrument prepared by: Emily H. Bowman, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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, SS Alabama Avenue, LLC, a Delaware limited liability company (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to HGIT Nashville Self Storage LLC, a Delaware limited liability company (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 4311 Alabama Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $21,250,000.

Affiant

Subscribed and sworn to before me this 28th June day of ~~July~~, 2022.

Notary Public
My Commission Expires: 9/08/24

KRISTEN COTTINGHAM TALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Grantor covenants with the Grantee, its successors and assigns that the Property is free from all encumbrances 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 "As-Is, Where-Is" 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 28th day of June, 2022, to be effective the 7th day of July, 2022.

GRANTOR:

SS ALABAMA AVENUE, LLC,
a Delaware limited liability company

By: Aspen Asset Management, Inc.,
a Tennessee corporation, its Manager

By: _____
Ron Johnson, Treasurer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Kristen Cottingham Talley, a Notary Public of said County and State, personally appeared Ron Johnson, 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 Treasurer (or other officer authorized to execute the instrument) of Aspen Asset Management, Inc., as Manager of SS Alabama Avenue, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Treasurer of Aspen Asset Management, Inc., as Manager of SS Alabama Avenue, LLC, executed the foregoing instrument for the purposes therein contained, by signing his name as Treasurer of Aspen Asset Management, Inc., as Manager of SS Alabama Avenue, LLC.

Witness my hand seal at office this 28th day of June, 2022.

_____
Notary Public

KRISTEN COTTINGHAM TALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/08/24

SCHEDULE 1

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 210, 212, 214, 216, 218, 220, 222 & 224 of No. 1 Plan of West Nashville, as of record in Plat Book 57, Pages 74 and 75, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly right-of-way line of Alabama Avenue and the easterly right-of-way line of 44th Avenue North, 50 feet in width;

Thence leaving the easterly right-of-way line of 44th Avenue North, with the southerly right-of-way line of Alabama Avenue, North 88 deg 00 min 39 sec East, 205.50 feet to an iron rod set at a corner common with F & F Real Estate Management, LLC, as of record in Deed Book 11159, Page 411, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Alabama Avenue with the westerly property line of F & F Real Estate Management, LLC, South 01 deg 42 min 43 sec East, 150.00 feet to an iron rod set in the northerly right-of-way line of Alley #1200, 25 feet in width;

Thence with the northerly right-of-way line of Alley #1200, South 88 deg 00 min 39 sec West, 205.50 feet to a point at the intersection with the easterly right-of-way line of 44th Avenue North;

Thence leaving the northerly right-of-way line of Alley #1200, with the easterly right-of-way line of 44th Avenue North, North 01 deg 42 min 43 sec West, 150.00 feet to the POINT OF BEGINNING. Containing 30,825 square feet or 0.708 acres more or less.

Less and except that portion of the property conveyed by Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20180220-0016094, Register's Office for Davidson County, Tennessee.

Being the same real property conveyed to SS Alabama Avenue, LLC, by Special Warranty Deed of record as Instrument No. 20200316-0028627, Register's Office for Davidson County, Tennessee

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Davidson County taxes for the year 2022, a lien, not yet due or payable.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record at Instrument No. 20170718-0072230, in the Register's Office for Davidson County, Tennessee.

3. Rights of tenants in possession, as tenants only, under unrecorded written leases, with no rights or options to purchase, as set forth on certified rent roll delivered by Grantor to Grantee.

Certificate of Authenticity

I, Genie Rushing, do hereby make oath that I am 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 **July 7, 2022**

Genie Rushing
Escrow Assistant

July 7, 2022

State of **Tennessee**
County of **Shelby**

Sworn to and subscribed to me on July 7, 2022

Notary Public: Pamela Cox
My Commission Expires: 03/19/2024

