This instrument prepared by and return to:

Taft Stettinius & Hollister LLP
111 E. Wacker Dr., Ste. 2800
Chicago, IL 60601
Attn: Anthony R. Licata

Karen Johnson Davidson County
Batch# 920117 DEEDWARRSP
09/22/2022 09:17:30 AM 8 pgs
Fees: $43.00 Taxes: $24,330.82
20220922-0105263

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
c/o SROA Capital, LLC 324 Datura Street, Ste 338 West Palm Beach, FL 33401	New Owner	059-000-154.00

This Indenture is made on the 14th day of September, 2022, by and between Whites Creek Pike Storage, LLC, a Delaware limited liability company ***("Grantor")***, and SROA 2730 Whites Creek TN, LLC, a Delaware limited liability company ***("Grantee").***

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, transfers and conveys to Grantee, Grantee's successors and assigns, the following described real estate, situated in the County of Davidson, City of Nashville, State of Tennessee:

See Exhibit A, attached hereto and incorporated herein.

This is improved property known as 2730 Whites Creek Pike, Nashville, Tennessee 37207.

This conveyance is being made subject to the following:

1. That certain Real Estate Sale Agreement by and among the Parties Identified Therein as Sellers and SROA Acquisitions, LLC, effective May 25, 2022.

2. All title exceptions of record as indicated in Exhibit B attached hereto and incorporated herein.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the property in fee simple, Grantor has the right to convey the property, and the property is free from all encumbrances except as set forth above.

Grantor covenants and binds itself and its successors and assigns, subject to the matters set forth above, to warrant and defend to Grantee, Grantee's successors and assigns, forever the title to said property against the lawful claims of all claiming by, through or under Grantor, but not otherwise.

Signature page(s) follow; the remainder of this page intentionally left blank.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 14th day of September, 2022.

GRANTOR:

Whites Creek Pike Storage, LLC,
A Delaware limited liability company

By: _____
Lynda C. Russo, Member

STATE OF ILLINOIS)

COUNTY OF COOK)

Personally appeared before me, Erica Buthmann, the undersigned, a Notary Public having authority within the State and County aforesaid, Lynda C. Russo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and she further acknowledged that she is the Member of Whites Creek Pike Storage, LLC, a Delaware limited liability company, the within named bargainor, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS MY HAND, at office, this 14 day of September, 2022.

_____
Notary Public

My Commission Expires:
10/22/2023

ERICA BUTHMANN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 22, 2023

AFFIDAVIT OF CONSIDERATION

STATE OF Illinois)

COUNTY OF Cook)

I hereby swear and affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property being transferred, whichever is greater, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale, is Six Million Five Hundred Seventy-Five Thousand Eight Hundred Ninety-Eight and No/100 Dollars ($6,575,898.00).

AFFIANT

Sworn to and subscribed before me, this 14 day of September, 2022.

Notary Public

My Commission Expires: 10/22/2023

ERICA BUTHMANN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 22, 2023

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Exhibit A to Special Warranty Deed

Legal Description

Land in Davidson County, Tennessee Property located in the Second Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described according to a survey performed by Dale and Associates, dated February 2, 2005, as follows.

TRACT NO. I:
Beginning at a point on the west margin of Whites Creek Pike, the same being a common corner of the lands of Phyllis Wheatley Homes, Inc., of record in Deed Book 4223, Page 209, Register's Office for said County and State; thence southerly, along the west margin of Whites Creek Pike, following a curve to the left having a central angle of 07 deg. 08' 19" and a radius of 2,899.30 feet, a distance of 361.23 feet to a point; thence leaving said pike and severing the land of Roy Conway Flowers, recorded as Instrument No. 20040209-0015096, South 69 deg. 04' 14" West, 300 feet to a point; thence North 22 deg. 24' 42" West, 278.12 feet to a point on the south line of the lands of the aforesaid Phyllis Wheatley Homes, Inc.; thence with said line as follows: North 49 deg. 11' 29" East, 81.02 feet; North 32 deg. 58' 08" East, 123.29 feet; North 75 deg. 43' 08" East, 154.90 feet to the point of beginning, containing 2.45 acres.

TRACT NO. II:
Beginning at a point on the west margin of Whites Creek Pike at a point located 361.22 feet southerly from the northeast corner of the tract of land conveyed to Roy Conway Flowers, of record as Instrument No. 20040209-0015096, in the Register's Office for said County and State; thence southerly along the west margin of Whites Creek Pike, following a curve to the left, having a central angle of 02 deg. 57' 53" and a radius of 2,899.30 feet, a distance of 150.02 feet to a point, thence leaving said Pike, and severing the land of the aforesaid Roy Conway Flowers, South 66 deg. 06' 22" West, 240 feet to a point; thence North 22 deg. 24' 42" West, 162.42 feet; thence North 69 deg. 04' 14" East, 240 feet to the point of beginning, containing 0.858 acres.

TRACT NO. III:
Beginning at a point on the west margin of Whites Creek Pike at the common front corner of the land of Timage Omar, of record as Instrument No. 20041230-0154778, in the Register's Office for said County and State; thence along the common line of the aforesaid tract and the tract herein conveyed South 65 deg. 11' 03" West, 135 feet to a point, the northwest corner of the aforesaid Timage Omar Tract; thence with the west line of the Omar tract and the west line of the land of Regent Properties, Inc.; recorded in Deed Book 4971, Page 292, said Register's Office, South 18 deg. 47' 27" East, 178.97 feet; South 07 deg. 07' 44" East, 58 feet to a point on the north margin of Moormans Arm Road; thence with the north margin of said road South 88 deg. 52' 16" West, 440.91 feet to the beginning of a curve to the left, having a central angle of 08 deg. 48' 24" and a radius of 966.70 feet; thence along said curve 148.59 feet to a common corner of the tract herein conveyed, and the land of Phyllis Wheatley Homes, Inc.; of record in Deed Book 4223, Page 209, said Register's Office; thence along the common line of this tract and the Phyllis Wheatley land as follows: North 19 deg. 12' 47" West, 499.60 feet; North 77 deg. 56' 22" East, 137.90 feet; North 63 deg. 55' 49" East, 115.00 feet; North 49 deg. 11' 29" East, 138.98 feet; Thence leaving said Phyllis Wheatley line and severing the land of Roy Conway Flowers of record as Instrument No. 20040209-0015096 as follows: South 22 deg. 24' 42" East, 278.12 feet; North 69 deg. 04' 14" East, 60.00 feet; South 22 deg. 24' 42" East, 162.42 feet; North 66 deg. 06' 22" East, 240.00 feet to a point on the west margin of Whites Creek Pike; thence along the west margin of said pike following a curve to the left having a central angle of 01 deg. 11' 09" and a radius of 2,899.30 feet, a distance of 60 feet to the point of beginning, containing 6.487 acres.

Included in the above description, but hereby Excluded is Lot 1 of the Willmar Corner Subdivision as described of record as Instrument No. 20060824- 0104367, in th Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Whites Creek Pike Storage, LLC, a Delaware limited liability company, by Special Warranty Deed from Whites Creek Pike Storage, LLC, a Kentucky limited liability company, of record in Instrument No. 202003200031070, Register's Office for Davidson County, Tennessee.

Exhibit B to Special Warranty Deed

Permitted Exceptions of Record

1. Engineering calculations used in computing the exact amount of acreage contained in the location of the boundary lines of the subject property.

2. Real estate taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable. Tax Identification No. 59-000-154.00.

3. All matters shown on plat(s) of record in Instrument No. 200608240104267, in the Register's Office of Davidson County, Tennessee, as depicted in that certain ALTA/NSPS Land Title Survey prepared by Commercial Due Diligence Services as Project No. 22-05-1084 dated July 7, 2022.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 201505220047401, in the Register's Office of Davidson County, Tennessee, as depicted on that certain ALTA/NSPS Land Title Survey prepared by Commercial Due Diligence Services, as Project No. 22-05-1084 dated July 7, 2022.

5. Stormwater Detention Agreement of record in Instrument No. 200605230060517, in the Register's Office of Davidson County, Tennessee.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 201011040088546, in the Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 201011040088637, in the Register's Office of Davidson County, Tennessee, as depicted on that certain ALTA/NSPS Land Title Survey prepared by Commercial Due Diligence Services, as Project No. 22-05-1084 dated July 7, 2022.

8. Easement for the flow of the waters of Whites Creek, together with rights of the public therein, rights of upper and lower riparian owners to the flow of said creek and any changes in the boundary of the land resulting from erosion or accretion caused by the flow of said creek.

9. Rights of tenants, as self-storage tenants only, under unrecorded leases, with no rights of first refusal or option to purchase all or any portion of the insured land.

10. Survey prepared by Kevin David Crowe, Crowe-Wheeler and Associates on behalf of Commercial Due Diligence Services, dated November 11, 2019, 2022, under Job No. 19-2145L, shows the following:

    A. Tract lines cross entirely through buildings in multiple locations.

B. Fence crosses +/- 4.3 feet onto adjoiner.

C. Fence crosses +/- 1.0 foot onto subject property.

Tennessee Certification of Electronic Document

I, Juanita Chandler, 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 9/14/2022 (date of document).

Affiant Signature

9/19/2022
Date

State of IL

County of Cook

Sworn to and subscribed before me this 19th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: March 16, 2024

NOTARY'S SEAL

E. TOVSON
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Mar 16, 2024