Karen Johnson Davidson County
Batch# 932841 DEEDWARRSP
10/24/2022 08:04:30 AM 7 pgs
Fees: $38.00 Taxes: $13,320.00
20221024-0115009

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35157-1A Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Smart Move Storage, LLC 1744 South Lumpkin Street Athens, GA 30606	New Owner	08600001900 08600016600

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **The Boat Rack, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Smart Move Storage, LLC, a Georgia limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit B** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21st day of October, 2022.

The Boat Rack, LLC, a Tennessee limited liability company

By: Jason Padgett
Name: Jason Padgett
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Padgett, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of The Boat Rack, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

WITNESS my hand, at office, this 21st day of October, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,600,000.00.

Affiant

Subscribed and sworn to before me this
21st day of October, 2022.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

Tract I

Land in the 4th District of Davidson County, Tennessee, being Tract No. 1 described according to a survey made by Robert H. Meade, April 2, 1960, Tract No. 2 described according to a survey made by Robert H. Meade, May 19, 1958 and Tract No. 3 described according to a survey made by Robert H. Meade, March 9, 1957, as follows:

Parcel No. 1: Beginning at an iron pin in the Old Lebanon Dirt Road at the northwest corner of the property conveyed to Homer Dehoney and wife, by deed from Torrey Wesley Dodson and wife, of record in Book 2750, page 621, Register's Office for said County; thence with said Dehoney's western boundary line South 7 deg. 5' West 904.9 feet to an iron pin, said Dehoney's southwest corner; thence North 76 deg. 29' West 149.8 feet to an iron pin; thence North 7 deg. 5' East 912.5 feet to an iron pin in said Road; thence with said South 73 deg. 28' East 150 feet to the beginning, containing 3 acres, more or less.

Parcel No. 2: Beginning in the center of the Old Lebanon Dirt Road at the northwest corner of the property conveyed to Cletus Knight and wife, of record in Book 2643, page 442, Register's Office for said County; thence with the center of said Road, North 73 deg. West 50 feet to an iron pin; thence South 7 deg. 05' West 904.9 feet to an iron pin; thence South 76 deg. 40' East 320 feet, more or less, to the center of Stoners Creek; thence with same, North 3 deg. 30' West 230 feet, more or less, and North 6 deg. 23' East 283.8 feet, more or less, to the southeast corner of said Knight's property; thence with said Knight's southern boundary line, North 73 deg. West 225 feet, more or less to said Knight's southwest corner, thence with said Knight's western boundary line, North 7 deg. 05' East 392 feet to the beginning, containing 3.76 acres, more or less.

Parcel No. 3: Beginning in the center of the Old Lebanon Dirt Road at the intersection of the center line of said Road and the center line of Stoners Creek; thence with the center of said Road, North 73 deg. West 225 feet; thence South 7 deg. 05' West 392 feet to an iron pin; thence South 73 deg. East 225 feet, more or less, to the center of said Creek; thence with the center of said creek, North 7 deg. 05' East 392 feet to the beginning, containing 2 acres, more or less.

INCLUDED in the foregoing description but specifically EXCLUDED from this conveyance is a perpetual easement for highway purposes in and to the following described property which was vested in the Metropolitan Government of Nashville - Davidson County, Tennessee by Judgment dated January 25, 1977 and filed for record in Book 5171, Page 613, Register's Office for Davidson County, Tennessee:

Beginning at the point in the southwest boundary of the property, said boundary being common with the Edward L. Payne property, and said point being along the Payne boundary, North 67 deg. 41' West 113 feet, more or less, from the center of Stones Creek,

thence along the said Payne boundary North 67 deg. 41' West 285.81 feet to a point, thence North 21 deg. 59' 32" West 151.86 feet to a point, thence North 11 deg. 19' East 330.83 feet to a point, thence South 22 deg. 41' East 153.02 feet to a point, thence South 20 deg. 46' 27" East 150.08 feet to a point, thence South 26 deg. 08' East 331.60 feet to the point of beginning and containing 1.690 acres.

INCLUDED in the foregoing description but specifically EXCLUDED from this conveyance is the property conveyed to Lojac Enterprises, Inc., a Tennessee corporation by Deed from Larry E. Hager and wife, Patricia K. Hager, of record in Instrument No. 20070302-0026006, said Register's Office, being described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the westerly right-of-way line of Old Hickory Boulevard, width varies, at a corner common with the property of Lojac Enterprises, Inc., as of record in Deed Book 7975, page 122, Register's Office for said County, said iron road set being located at Northing: 675, 752.09; Easting: 1,787,175.56; on the State Plane Coordinate System NAD-83 (1995);

Thence leaving with westerly right-of-way line of Old Hickory Boulevard, with the northerly property line of Lojac Enterprises, Inc., North 63 deg. 25' 07" West, 88.30 feet to an iron rod set;

Thence with the easterly property line of Lojac Enterprises, Inc., North 14 deg 34' 52" East, 115.07 feet to an iron road set in the westerly right-of-way line of Old Hickory Boulevard;

Thence with the westerly right-of-way line of Old Hickory Boulevard, South 18 deg. 20' 04" East, 158.94 feet to the point of beginning, containing 4,969 square feet or 0.114 acres, more or less.

Tract II

Land in the 4th Civil District of Davidson County, Tennessee, being described according to a survey by Ray G. Cole, dated December 10, 1980, as follows:

Beginning at a point in the center of the Old Lebanon Dirt Road at the intersection of the center line of said road and the center line of Stoners Creek; thence with the center of said road South 73 deg. 24' East 185 feet to a point; thence continuing with the center of said road, southeastwardly around a curve having a radius of 93.72 feet and a length of 126.5 feet to a point; thence continuing with the center of said road, south 3 deg. 56' West 516.69 feet to a point; thence continuing along an abandoned section of said roadway, South 3 deg. 44' West 258.31 feet to a point in the center of Dry Fork Creek; thence with the center of said Creek and Sara Stanford's northerly line South 76 deg. 31' West 284 feet to a point in the center of Stoners Creek at the intersection of the center line of the

two aforementioned creeks; thence along the center line of Stoners Creek and with Larry Hager's easterly line for the following calls: North 7 deg. 43' East 69 feet, North 4 deg. 27' West 250 feet, North 6 deg. 38' East 283.80 feet; North 9 deg. 01' East 393.76 feet to the point of beginning, containing 5.84 acres, more or less.

Being the same property conveyed to The Boat Rack, LLC, a Tennessee limited liability company by Warranty Deed dated December 21, 2021 from Patricia K. Hager, an unmarried woman, of record in Instrument No. 20211222-0169129, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 08600001900 and 0860001660. Current year taxes have been prorated between the parties and paid as part of closing.

2. Rights of upper and lower riparian owners to the flow of the water of Stoners Creek and Dry Fork Creek, free from diminution or pollution.

3. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Stoners Creek and Dry Fork Creek.

4. Subject to the rights of way of Old Lebanon Dirt Road and Old Hickory Boulevard.

As to Tract I only

7. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government of record in Book 5599 Page 669, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Sewers, Water Mains, Pumps and Appurtenances of record in Instrument No. 20210303-0027688, Register's Office for Davidson County, Tennessee.

As to Tract II only

9. Easement for Sewer and Water Lines of record in Book 4069 Page 118, Register's Office for Davidson County, Tennessee.

10. Easement for sewer main conveyed to First Suburban Water Utility District of record in Book 5609 Page 632, Register's Office for Davidson County, Tennessee.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Sewers, Water Mains, Pumps and Appurtenances of record in Instrument No. 20210303-0027727, Register's Office for Davidson County, Tennessee.

As to both Tract I and Tract II

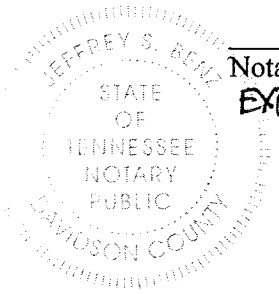
12. All matters as shown on the ALTA/NSPS Land Title Survey of The Boat Rack, LLC Property by JTA Land Surveying, Inc., James G. Terry, Tennessee R.L.S.# 2287, dated May 20, 2022, last revised October 20, 2022 as Job No. 2022-209.

I, John Cook, do hereby make oath that I am a licensed attorney and 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 October 21, 2022.

John Cook
Date: October 21, 2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me this October 21, 2022.



Notary Public
EXPIRES: July 2, 2023