Karen Johnson Davidson County
Batch# 962477 DEEDWARRSP
01/19/2023 01:58:30 PM 5 pgs
Fees: $28.00 Taxes: $2,127.50
20230119-0004464

SPECIAL WARRANTY DEED

FROM: A+ Storage of Tennessee, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Bellevue's Best Self Storage, LP

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Bellevue's Best Self Storage, LP 505 Old Hickory Boulevard Nashville, TN 37209	Same	128-03-0-014.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $575,000.00.

Affiant

Sworn to and subscribed before me, this 19th day of January, 2023.

Notary Public

My Commission Expires: 11/3/25

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **A+ Storage of Tennessee, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Bellevue's Best Self Storage, LP**, a Tennessee limited partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 501 Old Hickory Boulevard, Nashville, Tennessee 37209.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 06 day of January, 2023.

SELLER: A+ Storage of Tennessee, LLC,
a Tennessee limited liability company

By: _____

Scott Drumm, Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Scott Drumm, 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 Authorized Agent of A+ Storage of Tennessee, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Agent.

Witness my hand and seal at office in Nashville, Tennessee, this 06 day of January, 2023.

HARRISON OGLESBY WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Notary Public _____

My Commission Expires: My Commission Expires October 10, 2026

See attached

EXHIBIT A

PROPERTY DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and

EXHIBIT A

PROPERTY DESCRIPTION

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 AS SHOWN ON THE FINAL PLAT FOR THOMAS H. PIERCE SUBDIVISION, OF RECORD IN INSTRUMENT NUMBER 201806060054432, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO A+ STORAGE OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM A+ STORAGE OLD HICKORY BELLEVUE LP, A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 202112300171956, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 and future taxes, a lien, not yet due and payable.

2. All matters shown on plat(s) of record in Book 6900, Page 144 and Instrument No. 201806060054432, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Water Line, by and between Willie E. Moss, Jr. and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, its successors and assigns, of record in Book 7142, Page 484, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sewer Line, by and between Willie E. Moss, Jr. and Willie E. Moss, Sr. and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, its successors and assigns, of record in Book 8197, Page 10, in the Register's Office of Davidson County, Tennessee.

5. Easement(s) granted Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, a Municipal Corporation, by Order of Possession of record in Book 8909, Page 388, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Thomas H. Pierce, of record in Instrument No. 201802120013689, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Storm Water Easement Agreement, by and between A+ Storage Old Hickory Bellevue LP, a Tennessee limited partnership and EIG14T RCCC 208 TN-Bellevue LLC, a Michigan limited liability company, of record in Instrument No. 201807130068472, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Access Easement and Maintenance Agreement (Entry Drive), by and between EIG14T RCCC 208 TN-Bellevue LLC, a Michigan limited liability company and A+ Storage Old Hickory Bellevue LP, a Tennessee limited partnership, of record in Instrument No. 201807130068473, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Grading and Temporary Construction Easement Agreement, by and between EIG14T RCCC 208 TN-Bellevue LLC, a Michigan limited liability company and A+ Storage Old Hickory Bellevue LP, a Tennessee limited partnership, of record in Instrument No. 201807130068474, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Temporary Access Easement, by and between EIG14T RCCC 208 TN-Bellevue LLC and A+ Storage Old Hickory Bellevue, LP, a Tennessee limited partnership, of record in Instrument No. 201807130068475, in the Register's Office of Davidson County, Tennessee.

11. Affidavit of As-Built Survey of record in Instrument No. 202107290102039, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, John F. Nielsen, 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 correct copy of the original document executed and authenticated according to law on 01/19/2023.

Affiant Signature

Date: 01/19/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of January, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 01/19/2023

