SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110000284 DEEDWARRSP
Recvd: 01/03/11 12:03 3 pgs
Fees:18.00 Taxes:932.59
20110103-0000391

STATE OF NORTH CAROLINA
COUNTY OF WAKE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,050.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/25/15

(AFFIX SEAL)

SUSAN HUNT NOTARY PUBLIC WAKE COUNTY, NC

THIS INSTRUMENT WAS PREPARED BY:
Nicole S. Loeffler, Esquire
Manning, Fulton & Skinner, P.A.
3605 Glenwood Avenue, Suite 500
Raleigh, NC 27612

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
National Retail Properties, LP	General Parts Distribution LLC	04303001200
450 S. Orange Avenue Suite 900 Orlando, FL 32801	2635 East Millbrook Road Raleigh, NC 27604 Attn: Leslie Shanahan Senior Property Tax Accountant	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GPI PROPERTIES 1995 LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **NATIONAL RETAIL PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 491 MYATT DRIVE, MADISON, TENNESSEE 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEE, its successors and assigns forever, GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Exceptions.

GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 16 day of December, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized trustee on said day and date.

[SIGNATURE BLOCK AND NOTARY ON FOLLOWING PAGE]

GPI Properties 1995 LLC
a North Carolina limited liability company

By: Valley Master Partnership Limited Partnership
a North Carolina limited partnership, Manager

By: Bannack, Ltd.
a Delaware business trust, General Partner

By: Thomas B Hines, Trustee

STATE OF North Carolina
COUNTY OF Wake

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Thomas B. Hines, with whom I personally am acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Bannack, Ltd., a Delaware business trust ("Trust"), general partner of Valley Master Partnership Limited Partnership, a North Carolina limited partnership ("Valley"), manager of maker GPI Properties 1995 LLC, a North Carolina limited liability company, and that he as such Trustee of said Trust, as such general partner of Valley, as such manager of maker, being duly authorized so to do, executed the foregoing instrument on behalf of maker for the purposes therein contained, by signing the name of maker by said manager, by said Trust, by himself/herself as such Trustee.

WITNESS my hand and seal, at office, this 13th day of December, 2010.

MARY M CLARK
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 10-3-2013

Notary Public: Mary M. Clark

Printed Name: Mary M. Clark

My Commission Expires: 10-3-2013

File Number:

RETURN TO:
Chris Tessitore, Esquire
National Retail Properties, Inc.
450 S. Orange Avenue, Suite 900
Orlando, FL 32801

Exhibit "A"
491 Myatt Drive, Nashville, Davidson County, Tennessee 37115

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Plan of Rivergate Industrial Park, Section Three, as of record in Book 6200, Page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to GPI Properities 1995, LLC, a North Carolina limited liability company by Tennessee General Warranty Deed dated April 4, 1996 from PDW Real Estate Limited Partnership, a North Carolina limited partnership as recorded in Book 10027, Page 428, Register's Office of Davidson County, Tennessee.