BILL GARRETT, Davidson County
Trans: T20130032533 DEEDWARRSP
Recvd: 04/19/13 16:12 5 pgs
Fees: 28.00 Taxes: 11653.24
20130419-0039382

Return to:
This instrument prepared by:
The Inland Real Estate Group, Inc.
2901 Butterfield Road
Oak Brook, Illinois 60523

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
ARC SBNVLTN003, LLC 106 York Road Jenkintown, PA 10946	American Realty Capital 7621 Little Avenue, Suite 200 Charlotte, NC 28226	13102000700

SPECIAL WARRANTY DEED

For and in Consideration of the sum of $3,149,523.58 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

INLAND AMERICAN ST PORTFOLIO II, L.L.C.,

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto

ARC SBNVLTN003, LLC,

hereinafter called the **GRANTEE**, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A

This is unimproved ( ) improved (X) property, known as 2104 HOBBS ROAD, NASHVILLE, TENNESSEE

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no 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.

Witness our hands this 12th day of April, 2013.

INLAND AMERICAN ST PORTFOLIO II, L.L.C.,
a Delaware limited liability company

By: Inland American Real Estate Trust, Inc.,
a Maryland corporation, its sole member

By: _____
Print Name: Carol M. Hoffmann
Title: Assistant Secretary

STATE OF Illinois

COUNTY OF DuPage

The foregoing instrument was acknowledged before me this 11th day of April, 2013, by Carol M. Hoffmann, as Asst. Secretary of Inland American ST Portfolio II, L.L.C., a Delaware limited liability company, on behalf of the company.

_____
Print Name Susan Metzler
Notary Public

Commission No.: _____

My Commission Expires:

OFFICIAL SEAL
SUSAN METZLER
Notary Public - State of Illinois
My Commission Expires May 05, 2015

EXHIBIT A

LEGAL DESCRIPTION

LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOTS 1, 2, 3, 4, & 5 ON THE PLAN OF HILLSBORO-HOBBS ROAD SUBDIVISION BLOCK "B" OF BLOCK "A" OF RECORD IN BOOK 1130, PAGE 80, AS AMENDED IN BOOK 8544, PAGE 8, BOOK 8585, PAGE 638 AND BOOK 8839, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED IS A TRACT OF PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 4633, PAGE 724, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE.

BEING THE SAME PROPERTY CONVEYED TO INLAND AMERICAN ST PORTFOLIO II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NO. 20080107-0001919, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOTS 1, 2, 3, 4, & 5 ON THE PLAN OF HILLSBORO-HOBBS ROAD SUBDIVISION BLOCK "B" OF BLOCK "A" OF RECORD IN BOOK 1130, PAGE 80, AS AMENDED IN BOOK 8544, PAGE 8, BOOK 8585, PAGE 638 AND BOOK 8839, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT B

PERMITTED EXCEPTIONS

File No.: NCS -569446-247-CHI2

1. No insurance is afforded as to the acreage or square footage contained in the insured property.

2. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable. (Map & Parcel No. 13102000700: 2012 Davidson County Taxes are PAID in the amount of $42,312.80)

3. All matters as shown on Plat of record in Book 1130, page 80; as amended in Book 8544, page 8; Book 8585, page 638; and in Book 8839, page 848, Register's Office for Davidson County, Tennessee.

4. Temporary Easement as contained in conveyance to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 4633, page 724, said Register's Office.

5. Terms and provisions of Lease by and between American ST Portfolio II, L.L.C. and SunTrust Bank, as evidenced by Memorandum of Lease of record in Instrument No. 20080107-0001920, Register's Office for Davidson County, Tennessee, as further assigned to ARC SBNVLTN003, LLC.

6. The following matters disclosed by an ALTA/ACSM survey made by American Surveying & Mapping on March 30, 2013, designated Job No. 1300282:

a. Adjacent drive encroaches along northerly boundary line.

b. Curbing extends over southerly boundary line.

c. Concrete block wall crosses westerly boundary line up to 4.5'.

STATE OF NEW YORK }
COUNTY OF NEW YORK }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER IS $3,149,523.58.

Jesse C. Galloway, Authorized Signatory

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2013.

NOTARY PUBLIC

My Commission expires: 9/17/16

STEPHANIE ALISON LEAL
Notary Public, State of New York
No. 01LE6268688
Qualified in Kings County
Commission Expires Sept. 17, 2016