BILL GARRETT, Davidson County
Trans:T20130032533 DEEDWARRSP
Recvd: 04/19/13 16:13 5 pgs
Fees:28.00 Taxes:4956.02
20130419-0039383

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 SBNVLTN002, LLC 104 York Road Jenkintown, PA 10946	American Realty Capital 7621 Little Avenue, Suite 200 Charlotte, NC 28226	10601014100

SPECIAL WARRANTY DEED

For and in Consideration of the sum of $1,339,465.02 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 SBNVLTN002, 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 530 MURFREESBORO 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 Real Estate Trust, Inc., as sole member 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 LOT 1 ON THE PLAN OF P'POOL HEIGHTS RESUBDIVISION OF LOT 1 OF RECORD IN INSTRUMENT NO. 20060519-0058811, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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. 20080107-0001917, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

File No.: NCS -569446-246-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 #10601014100 - 2012 Davidson County taxes PAID in the amount of $24,410.93)

3. All matters as shown on plat of record in Instrument No. 20060519-0058811, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4224, page 189, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4207, page 306, said Register's Office.

6. Terms and provisions of Lease by and between Inland American ST Portfolio II, L.L.C. and SunTrust Bank, as evidenced by Memorandum of Lease of record in Instrument No. 20080107-0001918, Register's Office for Davidson County, Tennessee, as further assigned to ARC SBNVLTN002, LLC.

7. The following matters disclosed by an ALTA/ACSM survey made by American Surveying & Mapping on April 1, 2013, designated Job No. 1300282:

a. chain link fence encroaches over west and north boundary lines onto adjoining property.

b. Utility poles and lines cross west and north boundary line without apparent benefit of an easement.

c. Gate encroaches over westerly boundary line.

STATE OF NEW YORK }
COUNTY OF NEW YORK }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER IS $1,339,465.02.

Jesse C. Galloway, Authorized Signatory

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2013.

NOTARY PUBLIC

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

My Commission expires: 9/17/16