THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:

Christopher P. Tessitore, Esquire
National Retail Properties, Inc.
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801

Davidson County DEEDWARRSP
Recvd: 06/24/13 10:46 6 pgs
Fees:33.00 Taxes:4707.51
20130624-0064393

Mail Tax Statements to **SAME AS ABOVE**

Tax Parcel No. 7509026700

Improved Property Address: 4809 Old Hickory Boulevard
Nashville, Tennessee

NCS-569446-183

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 20th day of June, 2013, by and between IA BRANCH PORTFOLIO, L.L.C., a Delaware limited liability company, whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523 ("Grantor"), and NATIONAL RETAIL PROPERTIES, LP, a Delaware limited partnership, whose address is 450 S. Orange Avenue, Suite 900, Orlando, Florida 32801 ("Grantee").

W I T N E S S E T H:

THAT Grantor, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Davidson, State of Tennessee, and more fully described on **Exhibit "A"** attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof by this reference for all purposes;

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

IA BRANCH PORTFOLIO, L.L.C., a Delaware limited liability company

By: Inland American Real Estate Trust, Inc., a Maryland corporation, its Sole Member

By: Mary J. Pechous
Name: **Mary J. Pechous**
Title: **Assistant Secretary**

STATE OF ILLINOIS
COUNTY OF DUPAGE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared MARY J. PECHOUS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the ASST. SECRETARY of Inland American Real Estate Trust, Inc., a Maryland corporation, the Sole Member of IA BRANCH PORTFOLIO, L.L.C., a Delaware limited liability company, and that as such ASST. SECRETARY, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 18TH day of June, 2013.

(NOTARIAL SEAL)
OFFICIAL SEAL
CHRISTINA FIRNENO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/08/16

Christina Firneno
Notary Public, State of ILLINOIS

Printed Name: CHRISTINA FIRNENO
Commission No.
Commission Expires: 7-8-16

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee being Lot 1 on the Plan of the Re-Sub Commercial Area Hermitage Hills, of record in Book 4470, Page 39, Register's Office for Davidson County, Tennessee.

Included in the above description, but specifically excluded from conveyance, property conveyed to the State of Tennessee by Order Nunc Pro Tunc of record in Book 5424, Page 1, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to IA Branch Portfolio, L.L.C., a Delaware limited liability company by deed of record in Instrument No. 200804140037735, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2013 and subsequent years, not yet due and payable.

2. Plat recorded in Book 4470, Page 39, Register's Office for Davidson County, Tennessee.

3. Deed recorded June 10, 1971, in Book 4509, Page 782, Register's Office for Davidson County, Tennessee.

4. Order Nunc Pro Tunc entered in Minute Book 145C, Page 1713, recorded in Book 5424, Page 1, Register's Office for Davidson County, Tennessee.

5. Memorandum of Lease Agreement recorded April 14, 2008, as Instrument No. 200804140037736, Register's Office for Davidson County, Tennessee.

STATE OF FLORIDA }
COUNTY OF ORANGE }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER IS $1,272,300.00.

AFFIANT:

NATIONAL RETAIL PROPERTIES, LP, a Delaware limited partnership

By: NNN GP Corp., a Delaware corporation, its General Partner

By: _____
Name: Christopher P. Tessitore
Its: Executive Vice President

(CORPORATE SEAL)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2013.

_____
NOTARY PUBLIC

My Commission expires: _____

KELLA SCHAIBLE
Commission # EE 851262
Expires March 11, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

SunTrust
Site No. TN00182
4809 Old Hickory Boulevard
Nashville, Tennessee

True Copy Certification

I, Heather Vree, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IL

County of Cook

Personally appeared before me, Hilda Barbosa, a notary public for this county and state, Heather Vree, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

OFFICIAL SEAL
HILDA BARBOSA
Notary Public - State of Illinois
My Commission Expires Jul 02, 2013