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

Davidson County DEEDWARRSP
Recvd: 07/25/13 11:03 7 pgs
Fees:38.00 Taxes:3522.11
20130725-0076992

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
ARC SBNVLTN001, LLC 106 York Road Jenkintown, PA 10946	American Realty Capital 7621 Little Avenue, Suite 200 Charlotte, NC 28226	091-160-003.00

SPECIAL WARRANTY DEED

For and in Consideration of the sum of $951,921.70 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 SBNVLTN001, 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 4604 CHARLOTTE AVENNUE, 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 as this Special Warranty Deed is made effective as of this 23rd day of July, 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: Carol M Hoffmann
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.

Susan Metzler
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 in Davidson County, Tennessee, described as follows:

Tract I

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lots numbers 501-503-505 and 507 in Block 67 on plan I of West Nashville, as per plan in Plan Book 57, Pages 74-75 in the Register's Office of said Davidson County.

Save & Except:

The following tract or parcel of land, together with the six-room frame residence located thereon, lying and being in the City of Nashville, County of Davidson, State of Tennessee, known and described as follows:

Beginning at a point seventy-two (72) feet North of the intersection of the North line of Charlotte Avenue with the West line of 46th Street; thence northwardly along said West line of 46th Street, and East line of Lot No. 501, seventy-eight (78) feet to a twenty-five (25) foot alley; thence westwardly along South margin of said alley and parallel with Charlotte Avenue one hundred ten (110) feet to Northwest corner of Lot No. 507; thence southwardly along West line of Lot No. 507 and parallel with 46th Street seventy-eight (78) feet, thence East parallel with Charlotte Avenue one hundred ten (110) feet to the point of beginning.

Being the same land described by deed dated July 9, 1937, by Standard Oil Company of Louisiana, a Louisiana corporation, as grantor, to Joseph R. Pratt, and Andrew B. Pratt, as grantees, and recorded in Davidson County, Tennessee, as Microfilm 1954.

Standard Oil Company of Louisiana changed its name to Standard Oil Company of New Jersey, a Delaware corporation, on December 31, 1944. Standard Oil Company of New Jersey changed its name to Esso Standard Oil Company, a Delaware corporation, on January 28, 1948. Esso Standard Oil Company, a Delaware corporation, merged into Humble Oil & Refining Company, a Delaware corporation, on December 31, 1959. Exxon Corporation, a New Jersey corporation, is the successor by merger to Humble Oil & Refining Company, a Delaware corporation.

Tract 2

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lots Nos. 509, 511 and 513 of Block No. 67, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 509, 511 and 513 front together 75 feet on the northerly margin of Charlotte Avenue and extends back between parallel lines 150 feet to an alley.

Tract 3 (ATM Tract)

A certain tract of parcel of land is Davidson County, State of Tennessee:

Being Lots 510 and 512 of Block No. 69, Plan No. 1, West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.

Said lots Nos. 510 and 512 front together 50 feet on the southerly side of Alabama Avenue and run back between parallel lines 150 feet to an alley. Being the same real property conveyed to Walter W. Lowell and wife, Lula McNeill Lowell, by deed from Louise Stephens, Trustee, dated June 19, 1954, filed June 21, 1954, and recorded in book 2282, page 535, said Register's office.

A certain tract of parcel of land is Davidson County, State of Tennessee:

Being Lots No. 514 and 516 of Block No. 69, Plan No. 1 West Nashville, as of record book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 514 and 516 front together 50 feet on the southerly side of Alabama Avenue and run between parallel lines 150 feet to an alley.

Tract 1, 2 and 3 being the same property conveyed to Inland American ST Portfolio II, L.L.C., a Delaware limited liability company in Instrument No. 20080107-0001913, Register's Office for Davidson County, Tennessee.

Tract 4

Non-exclusive perpetual easement for the benefit of Tract 3, for the purpose of stabilizing, protecting, maintaining, repairing, modifying, constructing, removing or otherwise affecting the existing monument as set forth and defined in Special Warranty Deed from SunTrust Banki, Nashville, N.A. to Ihla G. Pratt dated August 17, 1998 and recorded August 18, 1998 in Book 11070 Page 749.

STATE OF NEW YORK }
COUNTY OF NEW YORK }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER IS $951,921.70.

Jesse C. Galloway, Authorized Signatory

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th 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

EXHIBIT B

PERMITTED EXCEPTIONS

File No.: NCS -569446-245-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 #091-16.00-03.00 - 2013 Davidson County taxes PAID in the amount of $9,664.84)

3. All matters as shown on plat of record in Book 57, page 74, Register's Office for Davidson County, Tennessee.

4. Easement reserved in Deed of record in Book 11070, page 749, said Register's Office.

5. 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. 20080107-0001914, said Register's Office, as further assigned to ARC SBNVLTN001, LLC.

True Copy Certification

I, Sosi Mikaelian, do hereby make oath that I am 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.

S. Mik

Signature

State of Illinois
County of Cook

Personally appeared before me, Tina L. Winter, a notary public for this county and state, Sosi Mikaelian who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

TINA L. WINTER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
October 07, 2016

Tina L. Winter

Notary's Signature

My Commission Expires: 10-7-16
Notary' Seal (if on paper)