This instrument prepared by:
Paul S. Lim, Esq.
Walgreen Co.
104 Wilmot Rd, MS 1420
Deerfield, IL 60015

BILL GARRETT, Davidson County
Trans:T20140020423 DEEDWARRSP
Recvd: 03/27/14 09:44 4 pgs
Fees:23.00 Taxes:11296.82
20140327-0025125

returned to
Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pharmacy Sale Leaseback II DST, a Delaware statutory trust	**Walgreen Co. Real Estate Tax Department, Store #11701**	Map 60-04; Parcel 110
2901 Butterfield Road	**P.O. Box 1159**	
Oak Brook, Illinois 60523	**Deerfield, IL 60015**	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Waltrust Properties, Inc., a Delaware corporation**, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **Pharmacy Sale Leaseback II DST, a Delaware statutory trust**, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

STATE OF ILLINOIS
COUNTY OF LAKE

The actual consideration or value whichever is greater, for this transfer is $3,053,195.00

Affiant _____

Subscribed and sworn to before me this the 13th *day of March, 2014*

Notary Public _____

My commission expires: 5/28/17
(Affix Seal)

OFFICIAL SEAL
JANE A POULOS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/28/17

This is improved property, known as 200 W. Maplewood Lane, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever, We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, subject to the following matters: (i) general ad valorem real estate taxes and assessments not yet due and payable; (ii) current building codes, set back restrictions, zoning regulations and ordinances and other matters restricting the use of the Property, which have not been violated; (iii) matters done or suffered by or through the Grantee; and (iv) the permitted exceptions set forth on **Exhibit "B"** attached hereto and made a part thereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, 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 14 day of March, 2014 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Waltrust Properties, Inc., a Delaware corporation

By: _____
Richard N. Steiner
Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, do hereby certify that Richard N. Steiner, personally known to me to be the Vice President of Waltrust Properties, Inc., a Delaware corporation, and personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as such Vice President of said corporation, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.

Given under my hand and notarial seal this 13th day of March 2014.

My commission expires: 5/28/17

_____
Notary Public

OFFICIAL SEAL
JANE A POULOS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/28/17

EXHIBIT A
LEGAL DESCRIPTION

Being the same property conveyed to Waltrust Properties, Inc., a Delaware corporation in Instrument 200804160038617 Register's Office for Davidson County, TN.

BEING A PARCEL OF LAND IN THE ARST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF DICKERSON PIKE, BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF W. MAPLEWOOD LANE, BOUNDED ON THE WEST BY THE DOWNSIDE RISK PROFESSIONAL PROPERTIES, GP PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200508100094612- R.O.D.C.,TN. BOUNDED ON THE NORTH BY THE MAVERICK MANAGEMENT, LLC PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200208150099038-R.O.D.C., TN, AND THE RTM DEVELOPMENT COMPANY PROPERTY, AS OF RECORD IN DEED BOOK 10511, PAGE 971-R.O.D.C., TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN, SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE RTM DEVELOPMENT COMPANY PROPERTY, AS DESCRIBED IN DEED BOOK 10511, PAGE 971-R.O.D.C., TN, AND THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, WITH THE WESTERLY MARGIN OF DICKERSON PIKE, S08°15'12"W, 208.97' TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 90°04'48", A RADIUS OF 30.00', A LENGTH OF 47.17'. AND A CHORD BEARING AND DISTANCE PF S53°17'36'W, 42.46' TO A POINT IN THE NORTHERLY MARGIN OF W. MAPLEWOOD LANE; THENCE, WITH SAID MARGIN, N81°40'00"W, 259.96'; THENCE, A COMMON LINE WITH THE DOWNSIDE RISK PROFESSIONAL PROPERTIES, GP PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200508100094612-R.O.D.C., TN, N08°15'08"E, 232.18' TO AN EXISTING IRON PIN; THENCE, A COMMON LINE WITH THE MAVERICK MANAGEMENT, LLC PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 2002081S0099038-R.O.D.C., TN, AND THE RTM DEVELOPMENT COMPANY PROPERTY, AS OF RECORD IN DEED BOOK 10511, PAGE 971-R.O.D.C., TN, S83°01'02"E, 290.07' TO THE POINT OF BEGINNING CONTAINING 68,130 SQUARE FEET OR 1.564 ACRES, MORE OR LESS.

EXHIBIT B
Permitted Exceptions

1. All matters shown on the Plan of record in Instrument No. 200301070002916, Register's Office for Davidson County, Tennessee:

   a. 20-foot public utility and drainage easements
   b. 2-foot reservation for right of way along Dickerson Pike.

1. Terms and conditions of Restrictive Covenant by and between William C. Coats and Mid-State Automotive Distributors, Inc. of record in Instrument No. 200211050135804, Register's Office for Davidson County, Tennessee.

2. Stormwater Detention Agreement by and between Bill Coats and the Metropolitan Government of Nashville and Davison County of record din Instrument No. 200211250145932, Register's Office for Davidson County, Tennessee.; See also Instrument No. 200502280021754 and Instrument No. 200508260102691, Register's Office for Davidson County, Tennessee.

3. Maintenance Agreement of record in Instrument No. 200708090095148, Register's Office for Davidson County, Tennessee.

4. Agreement for dedication of Easement of record in Instrument No. 200708090095540, Register's Office for Davidson County, Tennessee.