BILL GARRETT, Davidson County
Trans:T20140051462 DEEDWARR
Recvd: 07/17/14 13:42 7 pgs
Fees:38.00 Taxes:4775.46
20140717-0063386

Prepared by ~~and when recorded return to~~:

Fidelity National Title - NTS DIV
Attn.: Kelli Vos
One East Washington Street Suite 450
Phoenix, AZ. 85004
602-343-7572

Escrow No. Z1417288

Return to:
Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067
615-242-7400

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

LIMITED WARRANTY DEED

This instrument prepared by:
J. Matthew Trent, Esq.
Womble Carlyle Sandridge & Rice, LLP
550 South Main Street, Suite 400
Greenville, South Carolina 29601

LIMITED WARRANTY DEED

Address of New Owners:
c/o Realty Income Corporation
600 La Terraza Blvd.
Escondido, California 92025
Attn: Legal Department

Send Tax Bills to:
c/o Realty Income Corporation
600 La Terraza Blvd.
Escondido, California 92025
Attn: Legal Department

Map No. _____

Parcel No. _____

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we, Craig P. Baumann and Suzanne F. Baumann, Co-Trustees of the Amended and Restated Baumann Family Trust Dated May 26, 2011, Grantors, have this day bargained and sold, and do hereby transfer and convey unto Realty Income Properties 17, LLC, a Delaware limited liability company, Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (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, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever claiming by or through Grantor, but not otherwise.

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 30TH day of June, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Craig P. Baumann, Co-Trustee of the Amended and Restated Baumann Family Trust Dated May 26, 2011

Suzanne F. Baumann, Co-Trustee of the Amended and Restated Baumann Family Trust Dated May 26, 2011

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, Beth Lloyd, a Notary Public in and for said County and State, Craig P. Baumann and Suzanne F. Baumann, Co-Trustees of the Amended and Restated Baumann Family Trust Date May 26, 2011, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 11:30 am this 28 day of June, 2014.

Notary Public

My Commission Expires: 4/30/2017

BETH LLOYD
Commission # 2021987
Notary Public - California
San Diego County
My Comm. Expires Apr 30, 2017

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER IS $1,290,666.00.

AFFIANT:

REALTY INCOME PROPERTIES 17, LLC,
a Delaware limited liability company

By: Realty Income Corporation,
a Maryland corporation,
its sole and managing member

By: _____
Name: Michael R. Pfeiffer
Title: Executive Vice President, General Counsel

Approved As To Form
Legal Department
_____
C. Siler

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2014.

_____
NOTARY PUBLIC

My Commission expires:_____

See Attached Certificate

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On June 27, 2014, before me, Christine Franchino, Notary Public, personally appeared Michael R. Pfeiffer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christine Franchino
Signature of Notary Public



(Notary Seal)

File No.: 1412067CTN

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 1 on the Consolidation Plat Lots 19, 20, 21 and 22, Cantrell Subdivision of Whiteside Tract, of record in Instrument No. 200605050052438, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Also described as:

Beginning at a new iron rod in the south r.o.w. of Dominican Drive at the northeast corner of Metrocenter Improvements Association, Inc. and the northwest corner of the herein described parcel; thence from said point of beginning and with said r.o.w. of Dominican Drive the following calls:

Along a curve to the right with radius = 94.00 feet, length = 39.26 feet and delta = 23 degrees 55 minutes 38 seconds to a new iron rod, North 74 degrees 34 minutes 26 seconds East 155.03 feet to an old pk nail; thence leaving said r.o.w. and on lines with Ironwood Partners, Ltd. the following calls:

South 00 degree 57 minutes 40 seconds West 202.43 feet to a new pk nail, South 72 degrees 57 minutes 56 seconds West 165.73 feet to a new iron rod; thence with Metrocenter Improvements Association, Inc. North 06 degrees 35 minutes 58 seconds West 193.07 feet to the point of beginning.

Together with a non-exclusive easement for access, ingress and egress for vehicular and pedestrian access as created in the Declaration of Reciprocal Easement Agreement by and between CB&J Properties, LLC, NENR Investments, LLC and Metrocenter Properties, Inc., dated May 16, 2006, of record as Instrument No. 200605170057610, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Craig P. Bauman and Suzanne F. Bauman, Co-Trustees of the Baumann Family Trust in Instrument No. 20080407-0035139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Starbucks Properties, LLC, a California limited liability company in Instrument No. 201109160072057, Register's Office for Davidson County, Tennessee, and further conveyed by deed to Craig P. Bauman and Suzanne F. Bauman, Co-Trustees of the Baumann Family Trust in Instrument No. 20140717-0063385, Register's Office for Davidson County, Tennessee.

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ENCUMBRANCES

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument No. 20060505005243B, Register's Office of Davidson County, Tennessee.

Agreement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record as Instrument No. 20060224002179B, Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement of record as Instrument No. 20060418004591B, Register's Office of Davidson County, Tennessee.

Declaration of Reciprocal Easement Agreement of record as Instrument No. 20060517005761B, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Book 7487, Page 952, Register's Office of Davidson County, Tennessee.

Easement Agreement between Craig P. Baumann and Suzanne F. Baumann, Co-Trustees of the Baumann Family Trust Established February 4, 1997 and Metrocenter Improvements Association, Inc., a Tennessee corporation of record as Instrument No. 20080501004442B, Register's Office of Davidson County, Tennessee.