THIS INSTRUMENT PREPARED BY:

John Morse, Esq.
Patzik, Frank & Samotny Ltd.
150 South Wacker Dr., Suite 1500
Chicago, IL 60606

BILL GARRETT, Davidson County
Trans:T20140052762 DEEDWARRSP
Recvd: 07/22/14 09:58 6 pgs
Fees:33.00 Taxes:8905.37
20140722-0064923

Address New Owner(s):
National Retail Properties, LP
450 S. Orange Ave., Suite 900
Orlando, FL 32801

Send Tax Bills To:
National Retail Properties, LP
450 S. Orange Ave., Suite 900
Orlando, FL 32801

Map 163, Parcel 281

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BRAUVIN NET CAPITAL, LLC, a Delaware limited liability company** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **NATIONAL RETAIL PROPERTIES, LP, a Delaware limited partnership** (herein referred to as "Grantee"), its heirs and assigns, forever, in fee simple, the tract or parcel of land located in Davidson County, Tennessee, and more commonly known as 5312 Hickory Hollow Lane, Antioch, TN, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all of Grantor's right, title and interest in and to any and all (i) improvements, tenements, hereditaments, mineral rights and appurtenances belonging or in any way appertaining to such real property, (ii) property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (iii) strips and gores of land adjacent to, abutting or used in connection with such real property, and (iv) easements and rights, if any, inuring to the benefit of such real property, subject to those permitted exceptions listed on Exhibit B attached hereto.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any way appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that it is lawfully seized and possessed of said property, that it has good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except those permitted exceptions listed on Exhibit B attached hereto.

GRANTOR FURTHER COVENANTS that, except with respect to those permitted exceptions listed on Exhibit B attached hereto, 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.

Site 22
5312 Hickory Hollow Lane
Antioch, TN 37013
Davidson County

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 11 day of July, 2014.

GRANTOR:

BRAUVIN NET CAPITAL, LLC, a Delaware limited liability company

By: Brauvin Net Capital Manager, LLC, a Delaware limited liability company, its sole manager

By: _____
James L. Brault
Manager

Site 22
5312 Hickory Hollow Lane
Antioch, TN 37013
Davidson County

STATE OF FLORIDA)
COUNTY OF ORANGE)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $2,406,857.14 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this
the 11th day of July, 2014

Notary Public

OFFICIAL SEAL
LINDA TYRRELL
Notary Public - State of Illinois
My Commission Expires Jul 8, 2017

My Commission Expires:_____

STATE OF ILLINOIS)
COUNTY OF COOK)

On this 9th day of July, 2014, before me, a Notary Public in and for said County and State, personally appeared JAMES L. BRAULT, Manager of Brauvin Net Capital Manager, LLC, on behalf of Brauvin Net Capital, LLC, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public
Print Name: Ronna Lee Zack
Notary Public in and for said State and County
My Commission Expires: _____

RONNA LEE ZACK
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
June 08, 2016

Site 22
5312 Hickory Hollow Lane
Antioch, TN 37013
Davidson County

EXHIBIT A

LEGAL DESCRIPTION

Land located in the thirty-second councilmanic district of Nashville, Davidson County, Tennessee at Hickory Hollow Lane and Bell Road, being Lot K5 on the final plat of Section Fourteen, Hickory Hollow Mall, of record in Plat Book 5190, page 604, R.O.D.C. and being more particularly described as follows:

Beginning at an iron rod in the easterly right-of-way of Hickory Hollow Lane, said iron rod being approximately 458 feet southwesterly from the centerline of Bell Road and being a southwesterly corner of Lot K4 on the abovementioned Section Fourteen, Hickory Hollow Mall;

Thence with the boundary of said Lot K4 S 63 deg. 40' 00" E, 301.23 feet to an iron rod in the westerly boundary of Lot 3 on the final plat of Resubdivision Lot No. 3, Bell Forge West of record in Plat Book 6250, page 737, R.O.D.C;

Thence with the boundary of said Lot 3 S 25 deg. 10' 00" W, 254.94 feet to an iron rod at a northeasterly corner of Lot K-3 on the final plat of Resubdivision of Lot K-3, Section 6 of Hickory Hollow Mall of record in Plat Book 6200, page 722, R.O.D.C;

Thence with the boundary of said Lot K-3 as follows: N 58 deg. 45' 00" W, 354.97 feet to an iron rod; N 24 deg. 30' 00" W, 105.15 feet to a concrete monument in the easterly right-of-way of Hickory Hollow Lane;

Thence with said right-of-way N 65 deg. 30' 00" E, 203.85 feet to the beginning, containing 89,519 square feet or 2.055 acres, more or less, as shown on ALTA/ACSM Land Title Survey of the R.C. Whiteaker Family L.P. property, prepared by John M. Duffer, R.L.S. No. 1431, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 33225-00, updated and reissued on November 8, 2006.

Being the same property conveyed to Raymond C. Whiteaker by deed from MAP, LTD., a Tennessee Limited Partnership, of record in Book 9910, page 719, Register's Office for Davidson County, Tennessee, and further conveyed to The R.C. Whiteaker Family Limited Partnership, by Quitclaim Deed of record as Instrument No. 20040510-0053249, Register's Office for Davidson County, Tennessee, and re-recorded as Instrument No. 20040820-0101227, said Register's Office.

Being the same property conveyed to Brauvin Net Capital, LLC, a Delaware limited liability company in Instrument No. 200611150142071, Register's Office for Davidson County, Tennessee.

Site 22
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Antioch, TN 37013
Davidson County

EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL AND SPECIAL TAXES OR ASSESSMENTS FOR 2014 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

2. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 5190, PAGE 604, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

   A) 10-FOOT PUBLIC UTILITY AND LANDSCAPE EASEMENT ALONG HICKORY HOLLOW LANE AND SOUTHWEST LINE;
   B) 31-FOOT PUBLIC UTILITY EASEMENT ACROSS THE PREMISES WITH 18" SANITARY SEWER LINE WITHIN;
   C) CUMBERLAND GULF PIPELINE EASEMENT ALONG THE SOUTHEAST LIEN WITH 30" GAS LINE WITHIN; AND
   D) 42-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE NORTHEAST LINE WITH 60" SANITARY SEWER LINE WITHIN.

3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 5441, PAGE 968, AMENDED IN BOOK 5792, PAGE 491, BOOK 5951, PAGE 26, AND BOOK 6011, PAGE 163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

4. RIGHT OF WAY AND EASEMENT GRANTED TO COLUMBIA GULF TRANSMISSION COMPANY OF RECORD IN BOOK 4457, PAGE 373 AND MODIFIED BY INSTRUMENT OF RECORD IN BOOK 4629, PAGE 150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5. AGREEMENT EXECUTED BY AND BETWEEN MAP, LTD., AND COLUMBIA GULF TRANSMISSION COMPANY OF RECORD IN BOOK 5979, PAGE 289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6. EASEMENT FOR DETENTION POND OF RECORD IN BOOK 6301, PAGE 771, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

7. UNRECORDED LEASE DATED FEBRUARY 16, 1987, EXECUTED BY AND BETWEEN MAP, LTD., AND BROCK HOTEL CORPORATION, INC., AS AMENDED BY MODIFICATION AND EXTENSION OF LEASE AGREEMENT DATED JULY 12, 1995, EXECUTED BY AND BETWEEN MAP, LTD., AND SHOWBIZ PIZZA TIME, INC., ASSIGNMENT AND ASSUMPTION AGREEMENT OF SAID LEASE BY AND BETWEEN MAO, LTD., AND RAYMOND C. WHITEAKER, OF RECORD IN BOOK 9910, PAGE 775, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND LEASE ASSIGNMENT AND ASSUMPTION AGREEMENT BY AND BETWEEN THE R.C. WHITEAKER FAMILY LIMITED PARTNERSHIP AND BRAUVIN NET CAPITAL, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, OF RECORD AS INSTRUMENT NO. 200611150142072, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

8. SUBJECT TO THE MATTERS DESCRIBED IN NUMBERED PARAGRAPH 6 IN THE DEED OF RECORD IN BOOK 5964, PAGE 969, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

9. ALL MATTERS ARISING OUT OF ACTS OR OMISSIONS OF GRANTEE, OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE.

10. ALL MATTERS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC, AS LOCAL SURVEYOR, AND SMITH-ROBERTS NATIONAL CORPORATION, AS NATIONAL SURVEY COORDINATOR, DATED JANUARY 1, 2014, LAST REVISED JULY 3, 2014, AND DESCRIBED AS DRAWING NUMBER H34001.