BILL GARRETT, Davidson County
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PREPARED BY:

Daniel Stewart, Esq.
Latham & Watkins LLP
885 Third Avenue
New York, New York 10022
1 (212) 906-4791

RECORDING REQUESTED BY ~~AND~~
~~UPON RECORDATION RETURN TO:~~

Todd J. Weiss, Esq.
American Realty Capital Properties, Inc.
2325 East Camelback Road, Suite 1100
Phoenix, Arizona 85016

LIMITED/SPECIAL WARRANTY DEED

For the consideration of the sum of Three Million Seven Hundred Thirty-Three Thousand Five Hundred Thirty and 16/100 Dollars ($3,733,530.16), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GMRI, INC., a Florida corporation, with an address at c/o Darden Restaurants, Inc., 1000 Darden Center Drive, Orlando, FL 32837 (hereinafter, together with its successors and assigns, referred to collectively as the "Grantor"), hereby grants, bargains, sells and conveys to ARCP RL Portfolio V, LLC, a Delaware limited liability company, having an address at c/o American Realty Capital Properties, Inc., 2325 East Camelback Road, Suite 1100, Phoenix, Arizona 85016 (hereinafter, together with its successors and assigns, referred to collectively as the "Grantee"), the following:

A certain tract or parcel of land, together with any improvements thereon and all rights, easements and privileges appurtenant or belonging thereto, described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same in fee simple forever, subject to any matters of record as of the date hereof ("Permitted Exceptions").

AND, subject to the Permitted Exceptions, Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[Remainder of page intentionally left blank; signature pages of the parties hereto follow immediately hereafter.]

AS OF

EXECUTED this 28th day of July, 2014.

GMRI, INC.,
a Florida corporation

By: _____
Name: Joseph G. Kern
Title: Vice President

Witnesses

_____
Print Name: Rita Hayward

_____
Print Name: Sonia Saddler

STATE OF FLORIDA)

ORANGE COUNTY) ss

This instrument was acknowledged before me on July 21, 2014 by Joseph G. Kern, as Vice President of GMRI, INC., a Florida corporation, in his capacity as Vice President of such corporation. personally known.

_____
Notary Public
Print Name: Carolyn Hanselman
My Commission Expires: _____

CAROLYN HANSELMAN
MY COMMISSION # EE 062704
EXPIRES: March 28, 2015
Bonded Thru Notary Public Underwriters

OATH OF CONSIDERATION

State of Florida

County of Orange

Affiant swears, affirms and certifies that the actual consideration or value, whichever is greater, for this transfer is $3,733,530.16.

Affiant: _____
Joseph G. Kern
Address: GMRI, INC.
c/o Darden Restaurants, Inc.
1000 Darden Center Drive
Orlando, FL 32837

Notary Acknowledgement:

Subscribed and sworn to before me, this 21 day of July, 2014. by Joseph G. Kern who is personally known to me.

_____
Notary Public
Print Name: Carolyn Hanselman
My Commission Expires: _____

CAROLYN HANSELMAN
MY COMMISSION # EE 062704
EXPIRES: March 28, 2015
Bonded Thru Notary Public Underwriters

EXHIBIT A

Legal Description

Site #45, Madison, Davidson County, TN
Address: 1814 Gallatin Pike N, Madison, TN 37115

All that tract or parcel of land lying and being in the District of Davidson County, Tennessee, and being more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

A parcel of land in the 10th Civil District, Nashville, Davidson County, Tennessee, bounded on the south by Gallatin Road, being Lot "K" of Rivergate Park, a plan of which is of record in Book 4175, Page 107, Register's Office for Davidson County, Tennessee, described according to survey of Barge, Waggoner, Sumner & Cannon, Engineers, dated August 11, 1971, as follows:

Beginning at a concrete monument on the northerly right of way of Gallatin Road, the southernmost corner of said Rivergate Park; thence north 54° 50' 13" west, 346.00 feet to a concrete monument; thence north 51° 25' east, 91.75 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 173.84 feet and a central angle of 35° 55', 108.97 feet to a point; thence north 15° 30' east, 18.00 feet to a point; thence south 74° 30' east, 100.23 feet to a point; thence south 54° 37' 04" east, 236.12 feet to a paint on the northerly margin of Gallatin Road; thence, with said Gallatin Road, south 35° 22' 56" west, 245.00 feet to the point of beginning, containing 1.80 acres, more or less.

Being all of the same property conveyed to Red Lobster Inns of America, Inc., a Florida corporation from Cousins Properties of Tennessee, Inc. by Warranty Deed dated October 15, 1971 and recorded on November 1, 1971 and of record in Book 4549, Page 728, in the Register's Office of Davison County, Tennessee. The said Red Lobster Inns of America, Inc., a Florida corporation is now known as General Mills Restaurant Group, Inc. as evidenced by Charter of record in Book 6486, Page 829, in the Register's Office of Davidson County, Tennessee.

Tax Parcel # 034020009000.