BILL GARRETT, Davidson County
Trans:T20140066172 DEEDWARRSP
Recvd: 09/05/14 10:52 5 pgs
Fees:28.00 Taxes:6795.92
20140905-0081430

This Instrument Prepared by
Linde H. Carley, Esq.
Family Dollar Stores, Inc.
P.O. Box 1017
Charlotte, NC 28201-1017

And Return to:
Fidelity National Title Insurance Company
Virginia National Commercial Services
5516 Falmouth St., Suite 200
Richmond, VA 23230

Address New Owner(s):	Send Tax Bills To:	Block, Map, Parcel Nos.:
ARCP FD 2014 SLB Portfolio IV, LLC c/o American Realty Capital Properties, Inc., 2325 East Camelback Rd, Suite 1100, Phoenix, Arizona 85016	Property Tax Department Family Dollar Stores, Inc. P.O. Box 1017 Charlotte, NC 28201-1017	Map 81-16, Parcel 618

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, **FAMILY DOLLAR STORES OF TENNESSEE, INC.**, a Tennessee corporation (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **ARCP FD 2014 SLB Portfolio IV, LLC**, a Delaware limited liability company (herein referred to as "Grantee"), its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Nashville, TN #1033

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that said property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and the lien of the current year's real estate taxes.

GRANTOR FURTHER COVENANTS with the said Grantee and binds ourselves, our heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, its successors and/or assigns, against the lawful claims and demands of all persons whomsoever. 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.

WITNESSETH this 28 day of August, 2014.

GRANTOR:

FAMILY DOLLAR STORES OF TENNESSEE, INC.

By: _____

Name: **Robert L. Rogers**

Title: **Senior Vice President - Real Estate**

Personally appeared before me, KATHLEEN S. RAMSEY, a Notary Public for the Mecklenburg County, North Carolina, **ROBERT L. ROGERS** with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President-Real Estate of FAMILY DOLLAR STORES OF TENNESSEE, INC., a Tennessee corporation, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal this 20th day of August, 2014.

Kathleen S. Ramsey

Notary Public

My Commission Expires: December 16, 2016

KATHLEEN S. RAMSEY
NOTARY PUBLIC
Mecklenburg County,North Carolina
My Commission Expires 12/16/2016

State of ~~Tennessee~~ North Carolina
County of Mecklenburg

To the best of affiant's knowledge, information and belief, as an officer of Family Dollar Stores of Tennessee, Inc., the actual consideration for this transfer is $ 1,836,734.69 .

FAMILY DOLLAR STORES OF TENNESSEE, INC.

Affiant: **ROBERT L ROGERS**
Title: **Senior Vice President - Real Estate**

KATHLEEN S. RAMSEY
NOTARY PUBLIC
Mecklenburg County, North Carolina
My Commission Expires 12/16/2016

Subscribed and sworn to before me, this 20th day of August, 2014.

Kathleen S Ramsey
Notary Public

My Commission Expires:
12-16-2016

Exhibit "A"

TWO TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

TRACT I: A TRACT OF LAND LYING SOUTH OF JEFFERSON STREET, EAST OF WARREN STREET AND NORTH AND WEST OF A 12—FOOT ALLEY AND BEING LOT NOS, 24, 25, 26 IN SAMUEL HASLAN'S ADDITION OF RECORD IN BOOK 21, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY, BEING MORE FULLY
DESCRIBED ACCORDING TO THE SURVEY OF RAGAN, SMITH, MURPHY & ASSOCIATES, DATED JANUARY 8, 1981 AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE SOUTHERLY RIGHT—OF—WAY LINE OF JEFFERSON STREET AND THE EASTERLY RIGHT—OF—WAY LINE OF WARREN STREET; THENCE WITH THE SOUTHERLY RIGHT—OF—WAY LINE OF JEFFERSON STREET, NORTH 73 DEG. 05' 30" EAST, 152.45 FEET TO AN IRON PIN ON THE WESTERLY MARGIN OF 12—FOOT ALLEY, THENCE WITH SAID MARGIN SOUTH 28 DEG. 51' 38" EAST, 117.41 FEET TO AN IRON PIN ON THE NORTHERLY MARGIN OF A 12—FOOT ALLEY; THENCE SOUTH 61 DEG. 58' 36" WEST, 148.44 FEET TO AN IRON PIN ON THE EASTERLY RIGHT—OF—WAY LINE OF WARREN STREET; THENCE NORTH 29 DEG. 08' 33" WEST, 146.82 FEET TO THE POINT OF BEGINNING.

TRACT II: A TRACT OF LAND LYING SOUTH OF JEFFERSON STREET, WEST OF 10TH AVENUE NORTH, AND WEST OF A 12—FOOT ALLEY AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE SURVEY OF REGAN, SMITH, MURPHY & ASSOCIATES, INC., DATED JANUARY 8, 1981 AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE SOUTHERLY RIGHT—OF—WAY LINE OF JEFFERSON STREET AND THE WESTERLY RIGHT—OF—WAY LINE OF 10TH AVENUE NORTH AND PROCEEDING AS FOLLOWS: THENCE WITH THE WESTERLY RIGHT—OF—WAY LINE OF 10TH AVENUE NORTH, SOUTH 28 DEG. 24' 09" EAST, 95.25 FEET TO AN IRON PIN; THENCE WITH A ROCK WALL AND PICKET FENCE, SOUTH 60 DEG, 28' 02" WEST, 148.39 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF A 12—FOOT ALLEY: THENCE WITH SAID MARGIN, NORTH 28 DEG. 51' 38" WEST, 128.56 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT—OF—WAY OF JEFFERSON STREET; THENCE NORTH 73 DEG. 05'
30" EAST, 152.45 FEET TO THE POINT OF BEGINNING.

BEING FURTHER DESCRIBED AS FOLLOWS:

Exhibit "A" Continued

BEGINNING AT A SCRIBED "X" SET LOCATED AT THE INTERSECTION OF THE EASTERN RIHGT—OF—WAY OF WARREN STREET (15' FROM CENTERLINE) AND THE SOUTHERN RIGHT—OF—WAY OF JEFFERSON STREET (21.5 FEET FROM CENTERLINE) THENCE RUNNING ALONG THE SOUTHERN RIGHT—OF—WAY OF JEFFERSON STREET, N 73'05'30"E 317.20 FEET TO A SCRIBED "X" SET, LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT—OF—WAY OF JEFFERSON STREET (21.5 FEET FROM CENTERLINE) AND THE WESTERN RIGHT—OF—WAY OF 10TH STREET NORTH (24.75 FEET FROM CENTERLINE) THENCE RUNNING ALONG THE WESTERN RIGHT—OF—WAY OF 10TH STREET NORTH, S 28'23'04"E 95.06 FEET TO A SCRIBED "X" IN CONCRETE COLUMN, THENCE LEAVING THE WESTERN RIGHT—OF—WAY OF 10TH STREET NORTH AND RUNNING ALONG THE COMMON LINE OF PROPERTY OWNED BY GARVIN MILLER (Sc KAREN PILLOW, S 61'29'54" W 147.80 FEET TO A 3/4" OPEN TOP PIPE SET, LOCATED ON THE EASTERN RIGHT—OF—WAY OF #565 ALLEY (12' ALLEY), THENCE RUNNING ALONG THE EASTERN RIGHT—OF—WAY OF #565 ALLEY (12' ALLEY) n 29'07'30" W 12.00 FEET TO A MAG NAIL SET, LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT—OF—WAY OF #565 ALLEY (12' ALLEY) AND THE NORTHERN RIGHT—OF—WAY OF #562 ALLEY (12' ALLEY) THENCE RUNNING ALONG THE NORTHERN RIGHT—OF—WAY OF #562 ALLEY (12' ALLEY) S 61'29'54" W 161.01 FEET TO A SCRIBED "X" SET, LOCATED ON THE EASTERN RIGHT—OF—WAY OF WARREN STREET, THENCE RUNNING ALONG THE EASTERN RIGHT—OF—WAY OF WARREN STREET, N 29'07'30" W 146.82 FEET TO A SCRIBED "X" SET, THE POINT OF BEGINNING, CONTAINING 0.858 ACRES OR 37,365 SQUARE FEET, ACCORDING TO A PLAT ENTITLED "ATLA/ACSM LAND TITLE SURVEY FAMILY DOLLAR, 1015 JEFFERSON STREET, NASHVILLE, TN", DATED 07/02/2014, PREPARED BY R. SCOTT BARRETT, PLS, TN REGISTRATION NO. 2473 OF BARRETT SURVEYING GROUP, LLC, BEARING J.N.: 14-05-189-15127.

Being the same property conveyed to Family Dollar Stores of Nashville, Tenn., Inc. in Book 6626, Page 414, as re-recorded in Book 6738, page 791 Register's Office for Davidson County, TN. By merger of record in Book 8746, page 682, said Register's Office, the said Family Dollar Stores of Nashville, Tenn., Inc. merged with and into Family Dollar Stores of Memphis, Tenn., Inc. Subsequently, and pursuant to instrument of record in Book 10734, page 64, said Register's Office, the said Family Dollar Stores of Memphis, Tenn., Inc. merged with and into Family Dollar Stores of Tennessee, Inc., a Tennessee corporation; and being the same property vested in Family Dollar Stores of Nashville Tenn, Inc. by virtue of Ordinance No. O96-413, approved by Metropolitan County Council, dated October 9, 1996.

TN#01033 – Property known as: 1015 Jefferson Street, Nashville, TN