BILL GARRETT, Davidson County
Trans:T20140067330 DEEDWARR
Recvd: 09/10/14 10:08 2 pgs
Fees:13.00 Taxes:11655.00
20140910-0082797

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE TRANSACTION IS $3,150,000.00

Pamela B. Hampton

Pamela B. Hampton
SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE

September 9, 2014

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-22-2017

HEATHER L. ERICKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
John W. Nelley, Jr.
782 Melrose Avenue
Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Realty Income Properties 5, LLC c/o Realty Income Corporation 600 La Terraza Boulevard Escondido, CA 92025	Realty Income Properties 5, LLC P.O. Box 460069 Escondido, CA 92046	091 – 12 – 0 - 127 091 – 12 – 0 - 134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/We, C & S PROPERTIES, a Tennessee general partnership, hereinafter called the **GRANTOR(S)**, have bargained and sold, and by these presents do transfer and convey unto Realty Income Properties 5, LLC, a Delaware limited liability company, hereinafter called the **GRANTEE(S)**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

PARCEL ONE:

Land in Davidson County, Tennessee, Being Lot No. 1, on the Consolidation Plat of C & S Harley Davidson, as shown on plat of record at Instrument No. 20080430-0044162, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to C & S Properties, a Tennessee general partnership, by Deed from Thomas V. White and wife, Sandra M. White, recorded at Instrument No. 20070716-0083976, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Land in Davidson County, Tennessee, being Lot No. 2, on the Consolidation Plat of C & S Harley Davidson, as shown on plat of record at Instrument No. 20080430-0044162, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to C & S Properties, a Tennessee general partnership, by Quitclaim Deed from C & S Properties, L.P., a Tennessee limited partnership, recorded at Instrument No. 20071005-0119079, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 4600 DELAWARE AVENUE, AND 608 – 47TH AVENUE NORTH, NASVHILLE, TN 37209

This conveyance is subject to the exceptions currently existing and of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any genders shall be applicable to all genders.

SIGNATURES ON FOLLOWING PAGE

WITNESS, this date August 26, 2014.

C & S PROPERTIES, a Tennessee general partnership

By: Philip E. Chamblee
Name: Philip E. Chamblee
Title: Partner

NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for said County and State, the within named Philip E. Chamblee , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a managing partner of C & S Properties, a Tennessee general partnership, the within named bargainor, a general partnership, and that he as such managing partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as managing partner of C & S Properties, a Tennessee general partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of August, 2014.

T. Kathleen Hollins
NOTARY PUBLIC

My Commission expires: 8-17-2015

T. KATHLEEN HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY