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

BILL GARRETT, Davidson County
Trans:T20140084271 DEEDWARRSP
Recvd: 11/07/14 11:16 4 pgs
Fees:23.00 Taxes:6602.03
20141107-0103043

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.:
ARC FD73SLB001, LLC c/o American Realty Capital Global Operating Partnership, L.P., 106 York Road, Jenkintown, PA 19046	Property Tax Department Family Dollar Stores, Inc. P.O. Box 1017 Charlotte, NC 28201-1017	Map 53, Parcel 14

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 **ARC FD73SLB001, 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 HERE OF

Old Hickory, TN #9322

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 4th day of ~~August~~ November, 2014.

GRANTOR:

FAMILY DOLLAR STORES OF TENNESSEE, INC.

By: _____

Name: **Jose M. Luis**

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

Personally appeared before me, KATHLEEN S. RAMSEY, a Notary Public for the Mecklenburg County, North Carolina, **JOSE M. LUIS** 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 Vice President-Real Estate Development 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 4th day of November, 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

Old Hickory, TN #9322

State of 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 $1,784,333.00.

FAMILY DOLLAR STORES OF TENNESSEE, INC.

Affiant: **Jose M.Luis**
Title: **Vice President - Real Estate Development**

Subscribed and sworn to before me, this 4th day of November, 2014.

Kathleen S Ramsey
Notary Public

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

My Commission Expires:
12-16-2016

Old Hickory, TN #9322

Exhibit A

A CERTAIN TRACT OF LAND IN THE 11TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSE, BEING LOCATED IN THE SOUTHEAST INTERSECTION OF ROBINSON ROAD (AN 80' FOOT WIDE RIGHT-OF-WAY) AND MERRITT ROAD (A 40' FOOT WIDE RIGHT-OF-WAY), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES (RSA), LOCATED IN THE SOUTHWEST CORNER OF DR. RICHARD WAYNE SPENCER, OF RECORD IN INSTRUMENT NO. 20050630-0075493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. (R.O.D.C.,TN.), BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING LOCATED IN THE NORTHERN RIGHT-OF-WAY OF SAID ROBINSON ROAD, SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 17 MINUTES 20 SECONDS, A RADIUS OF 2043.67 FEET, AN ARC LENGTH OF 224.32 FEET, AND A CHORD OF NORTH 54 DEGREES 11 MINUTES 26 SECONDS WEST, 224.21 FEET;

THENCE, WITH THE NORTHERN RIGHT-OF-WAY OF SAID ROBINSON ROAD ALONG THE ABOVE DESCRIBED CURVE, 224.32 FEET TO IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF SAID MERRITT ROAD AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 125 DEGREES 12 MINUTES 40 SECONDS, A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 65.56 FEET, AND A CHORD OF NORTH 11 DEGREES 33 MINUTES 34 SECONDS EAST, 53.27 FEET;

THENCE, ALONG THE EASTERN RIGHT-OF-WAY OF SAID MERRITT ROAD FOR THE FOLLOWING FOUR CALLS: 1.) ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 65.56 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 29 MINUTES 34 SECONDS, A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 30.35 FEET, AND A CHORD OF NORTH 81 DEGREES 24 MINUTES 41 SECONDS EAST, 30.27 FEET; 2.) ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 30.35 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA; 3.) NORTH 88 DEGREES 39 MINUTES 28 SECONDS EAST, 51.02 FEET TO A P.K. NAIL (NEW), SAID NAIL BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 46 MINUTES 37 SECONDS, A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 123.72 FEET, AND A CHORD OF NORTH 75 DEGREES 46 MINUTES 09 SECONDS EAST, 122.68 FEET; AND 4.) ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 123.72 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING LOCATED IN THE SOUTHERN RIGHT-OF-WAY OF THE CSX RAILROAD (A 125' FOOT WIDE RIGHT-OF-WAY) AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 55 SECONDS, A RADIUS OF 2914.92 FEET, AN ARC LENGTH OF 109.32 FEET, AND A CHORD OF SOUTH 44 DEGREES 24 MINUTES 25 SECONDS EAST, 109.31 FEET;

THENCE, LEAVING THE EASTERN RIGHT-OF-WAY OF SAID MERRITT ROAD, WITH THE SOUTHERN RIGHT-OF-WAY OF SAID CSX RAILROAD, AND ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 109.32 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID SPENCER;

THENCE, LEAVING THE SOUTHERN RIGHT-OF-WAY OF SAID CSX RAILROAD AND WITH THE WESTERN LINE OF SAID SPENCER, SOUTH 36 DEGREES 41 MINUTES 35 SECONDS WEST, 176.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 36,051 SQUARE FEET OR 0.83 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES ACCORDING TO A SURVEY BY JACKIE L. DILLEHAY, RLS #1417, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE TN. 37206. PHONE 615.244.8591

TOGETHER WITH THAT CERTAIN EASEMENT FOR WATER LINE RECORDED FEBRUARY 5, 2013, IN INSTRUMENT NO. 20130205-0011954, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ("WATER EASEMENT").

BEING THE SAME PROPERTY CONVEYED TO FAMILY DOLLAR STORES OF TENNESSEE, INC., A TENNESSEE CORPORATION, BY WARRANTY DEED DATED JANUARY 31, 2013, FROM MJ&B PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20130205-0011953, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.