This instrument prepared by:
Walgreen Co.
104 Wilmot Rd, MS 1420
Deerfield, IL 60015

After recording return to:
DLA Piper LLP (US)
c/o Michael D. Hamilton, Esq.
550 South Hope Street, Suite 2300
Los Angeles, CA 90071-2678

Davidson County DEEDWARRSP
Recvd: 01/13/15 13:48 5 pgs
Fees:28.00 Taxes:20974.20
20150113-0003566

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WG Manager 4, LLC **c/o Net Lease Capital Advisors** **Attention: Douglas F. Blough**	**Walgreen Co.** **Real Estate Tax Department,** **Store #03221-S**	05104007800
10 Tara Blvd., Suite 130	**P.O. Box 1159**	
Nashua, New Hampshire 03062	**Deerfield, IL 60015**	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Walgreen Co., an Illinois corporation**, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **WG DST 4, a Delaware statutory trust,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

STATE OF ILLINOIS
COUNTY OF LAKE

The actual consideration or value whichever is greater, for this transfer is $5,668,703.00

Affiant _____

Subscribed and sworn to before me this the 18th *day of December, 2014*

OFFICIAL SEAL
BARBARA J FRANCART
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/10/18

Notary Public Barbara J. Francart

My commission expires
(Affix Seal)

This is improved property, known as 627 Gallatin Pike S, Madison, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever, We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, subject to the following matters: (i) general ad valorem real estate taxes and assessments not yet due and payable; (ii) current building codes, set back restrictions, zoning regulations and ordinances and other governmental restrictions on the use of the Property; (iii) matters done or suffered by or through the Grantee; and (iv) the permitted exceptions set forth on **Exhibit "B"** attached hereto and made a part thereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Dated as of this 19th day of December, 2014.

Witness our hand this 18th day of December, 2014 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Walgreen Co., an Illinois corporation

By: _____
SR Name: Richard N. Steiner
Director, Real Estate Law

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, do hereby certify that Richard N. Steiner personally known to me to be the Director of Real Estate Law of Walgreen Co., an corporation, and personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as such Director of said corporation, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.

Given under my hand and notarial seal this 18th day of December, 2014.

My commission expires: _____

Barbara J. Francart
Notary Public

OFFICIAL SEAL
BARBARA J FRANCART
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/10/18

EXHIBIT A
LEGAL DESCRIPTION

Beginning at a point situated in the East margin of Gallatin Pike said point being the common corner between the property conveyed to Bobby C. and Jacquelyn Sellers of record in Book 6025, Page 302, and the property conveyed to James K. and Rodney C. Waller of record in Book 7673, Page 267, Register's Office for Davidson County, Tennessee;

Thence, the following said common property line, South 86 deg. 43 min 20 sec East, a distance of 171.52 feet to a point in the East line of property conveyed to James Anderson of record in Book 7349, page 95, Register's Office for Davidson County, Tennessee;

Thence, with Anderson's line, South 13 deg 45 min 02 sec West, a distance of 16.26 feet to a point;

Thence, South 87 deg 14 min 35 sec East, a distance of 150.60 feet to a point in the West line of the property conveyed to Sam A. Bowman, et ux of record in Book 5566, Page 314, Register's Office for Davidson County, Tennessee;

Thence, with Bowman's line, South 04 deg 40 min 00 sec West, a distance of 178.82 feet to a point in the North margin of Neely's Bend Road;

Thence along said Road, North 87 deg 14 min 35 sec West, a distance of 325.51 feet to a point;

Thence, around a curve to the right, having a central angle of 104 deg 05 min 03 sec, a radius of 23.00 feet, a tangent of 29.48 feet, a length of 41.78 feet and a chord which bears North 35 deg.12 min 04 sec West, a distance of 36.27 feet to a point on the East margin of Gallatin Road.

Thence along said road, along a curve to the right, having a central angle of 03 deg 05 min 26 sec, a radius of 1489.54 feet, a tangent of 40.18 feet, a length of 80.34 feet and a chord which bears North 15 deg 17 min 34 sec East, a distance of 80.33 feet to a point.

Thence, North 13 deg 45 min 00 sec East, a distance of 90.90 feet to the point of beginning and containing 1.45 acres of land more or less.

Being the same property conveyed to Walgreen Co., an Illinois corporation by Warranty Deed dated from R. S. Tatum company, a Tennessee corporation of record in Book 9502, Page 640, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

2. All matters as set forth per Book 7900, Page 630, said Register's Office.

3. Restrictions that Insured Lands shall never by used for the sale or distribution of alcoholic beverages of record in Book 9071, Page 653, and Book 9071, Page 656, and Book 9071, Page 659, and Book 9071, Page 663, and Book 9071, Page 667 and Book 9071, Page 672, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 3342, Page 240.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 3373, Page 185, said Register's Office.

6. Grant of Gas Service Line or Fuel Line Easement of record in Book 9225, Page 65, said Register's Office.

7. Right-of-Way for Gallatin S Pike, as much as therein may lie.

8. Right-of-Way for Neely's Bend Road, as much as therein may lie.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

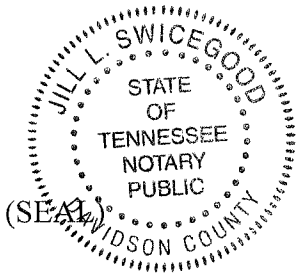
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018