BILL GARRETT, Davidson County
Trans:T20150087924 DEEDWARRSP
Recvd: 10/15/15 12:48 6 pgs
Fees:33.00 Taxes:6578.06
20151015-0104922

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.:
REALTY INCOME PROPERTIES 17, LLC c/o Realty Income Corporation, 11995 El Camino Real, San Diego, CA 92130	Property Tax Department c/o Realty Income Corporation, 11995 El Camino Real, San Diego, CA 92130	092-02-0-099.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDEDRATION 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 REALTY INCOME PROPERTIES 17, 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

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 9 day of October, 2015.

[REMAINDER OF PAGE IS INTENTIONALLY BLANK]

[SIGNATURE PAGES FOLLOW]

GRANTOR:

FAMILY DOLLAR STORES OF TENNESSEE, INC.

By: _____
Robert L. Rogers
Senior Vice President - Real Estate

Personally appeared before me, CRYSTAL M. CAMPBELL, 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 29 day of September, 2015.

_____
Notary Public

My Commission Expires: 1-6-2018

CRYSTAL M. CAMPBELL
NOTARY PUBLIC
Mecklenburg County
North Carolina

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 $1,777,854.90.

FAMILY DOLLAR STORES OF TENNESSEE, INC.

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

CRYSTAL M. CAMPBELL
NOTARY PUBLIC
Mecklenburg County
North Carolina

Subscribed and sworn to before me, this 29 day of September, 2015.

_____
Notary Public

My Commission Expires:
1-6-2018

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $1,777,854.90.

Affiant
Michael R. Pfeiffer
Executive Vice President,
General Counsel

Approved As To Form
Legal Department
S. Burchett

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Subscribed and sworn to (or affirmed) before me on this 8 day of October, 2015, by Michael R. Pfeiffer, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CHRISTINE FRANCHINO
Commission # 2037810
Notary Public - California
San Diego County
My Comm. Expires Aug 20, 2017

Christine Franchino
Signature of Notary Public

(Notary seal)

EXHIBIT "A"

A tract of land lying in Metropolitan Nashville, Davidson County, Tennessee, and being part of Lots 2, 3, 4, 5 of the plan showing Long and Ashworth's Subdivision of Lot 35, of record in Book 57, Page 87, Register's office for Davidson County, Tennessee, and described as follows:

BEGINNING at a set "X" in concrete at the intersection of the westerly margin of 26th Avenue North (30' R/W) and the northerly margin of Jefferson Street (94' R/W); thence with the northerly margin of Jefferson Street;

South 82° 03' 04' West 200.94 feet, record and measured, to a 5/8" rebar with Ragan and Associates Cap; thence leaving Jefferson Street, thence;

North 08° 05' 21" West, 143.60 feet, record (N 08° 05' 21" W, 143.66' measured) to a found spike set on the southerly margin of Beasley Street (30' R/W); thence with said street, thence;

North 81°56' 38" East 201.20 feet, record (N 81° 57' 40" E 201.20' measured) to a set "X" in concrete on the westerly margin 26th Avenue North; thence with said street, thence;

South 07° 59' 07" East 143.98 feet, record and measured to the Point of Beginning.

ALSO DESCRIBED AS FOLLOWS:

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an existing "X" in concrete at the intersection of the westerly right-of-way of 26th Avenue, 30'right-of-way and the northerly right-of-way of Jefferson Street, varied right of way;
THENCE, leaving said right-of-way of 26TH Avenue and along said right-of-way of Jefferson Street S 82° 17' 14" W a distance of 200.89' to an iron pin set, corner to Paul & Thelma Harper (Instrument No. 200205100058023);
THENCE, leaving said right-of-way of Jefferson Street and along Harper's line N 07° 52' 41" W a distance of 143.78' to an iron pin set on the south right-of-way of Beasley Street, 30' right-of-way;
THENCE, along said right-of-way of Beasley Street N 82° 13' 20" E, a distance of 201.28' to a PK Nail set in concrete on said west right-of-way of 26th Avenue;

THENCE, leaving said right-of-way of Beasley Street and along said right-of-way of 26th Avenue S 07° 43′ 27″ E a distance of 144.01′ to the POINT OF BEGINNING, containing 0.66 acres, more or less.

Being the same property conveyed to Family Dollar Stores of Tennessee, Inc., a Tennessee corporation, by Deed of record at Instrument No. 20030403-0044142, Register's Office of Davidson County, Tennessee.