Davidson County DEEDWARRSP
Recvd: 02/24/16 16:23 5 pgs
Fees:28.00 Taxes:2220.00
20160224-0017806

This instrument prepared by:

Susan K. Martinez
ARC CAFEHLD001, LLC
c/o VEREIT, Inc.
2325 E. Camelback Rd., Suite 1100
Phoenix, AZ 85016

Address of New Owner and Send Tax Bills To:	Map and Parcel
P&M Investment Company, LLC 2 Missionary Drive Brentwood, TN 37027 Attn: Peter Park	060-040-102.00

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, ARC CAFEHLD001, LLC, a Delaware limited liability company ("**Grantor**"), hereby grants and conveys to P&M INVESTMENT COMPANY, LLC, a Tennessee limited liability company ("**Grantee**"), the real property located in Davidson County, Tennessee, legally described as:

> See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**").

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all liens, covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all leases and other occupancy agreements in effect; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

Balance of page intentionally left blank; signature and notary on following page

Dated this 23 day of February, 2016.

GRANTOR:

ARC CAFEHLD001, LLC,
a Delaware limited liability company

By: VEREIT Operating Partnership, L.P.,
a Delaware limited partnership,
its sole member

By: _____
Name: Todd J. Weiss
Title: Authorized Signatory

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 19th day of February, 2016 by Todd J. Weiss, as Authorized Signatory of VEREIT Operating Partnership, L.P., a Delaware limited partnership, as sole member of ARC CAFEHLD001, LLC, a Delaware limited liability company, for and on behalf of said limited partnership and limited liability company.

ROBYN ROBERTS
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 7, 2016

WITNESS my hand and official seal

My Commission expires:
August 7, 2016

Signature: _____
Notary Public

I, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

P&M INVESTMENT COMPANY, LLC,
a Tennessee limited liability company

By: _____
Name: Peter W. Park
Title: Chief Manager

Sworn to and subscribed before me on this the 22nd day of February, 2016.

_____
Notary Public

My commission Expires: 6-16-2019

CHAD HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

After recording, return to:

P&M Investment Company, LLC
2 Missionary Drive
Brentwood, TN 37027
Attention: Peter Park

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, being Lot No. 2, on the Plan of Sam's Wholesale Club, as shown on plat of record in Plat Book 6250, page 569, with Surveyor's Certificate of Correction in Book 6680, page 904, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made and being more particularly described as follows:

Beginning at an iron pipe in the East right-of-way line of Dickerson Pike, said iron pipe being the Northwest corner of the herein described property; thence South 85° 58' 44" East, a distance of 250.03 feet to an iron pin; thence South 04° 54' 00" West, a distance of 183.84 feet to an iron pin; thence North 85° 06' 00" West, a distance of 235.00 feet to an iron pin; thence North 15° 39' 20" West, a distance of 42.72 feet to an iron pin in the East right of way line of Dickerson Pike; thence with said right of way line of North 04° 54' 00" East, a distance of 140.00 feet to the point of beginning and containing 1.04 acres (45,179 square feet).

Together with driveway Easement as set forth in Deed of record in Book 6690, page 494, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the East right of way line of Dickerson Pike, said iron pin also being the southwest property corner of the above described 1.04 acre tract; thence South 15° 30' 20" East, a distance of 42.72 feet to an iron pin; thence South 85° 06' 00" East, a distance of 235.00 feet to an iron pin; thence North 04° 54' 00" East, a distance of 183.84 feet to an iron pin; thence South 85° 58' 44" East, a distance of 34.00 feet to a point; thence South 04° 54' 00" West, a distance of 237.86 feet to a point; thence North 85° 06' 00" West, a distance of 284.00 feet to a point in the east right of way line of Dickerson Pike; thence with said right of way North 04° 54' 00" East, a distance of 93.50 feet to the point of beginning containing 0.50 acres (21,753 square feet).

LESS AND EXCEPT any portions of the such property conveyed or taken for rights of way for public street or roads.

Being the same property conveyed to ARC CAFEHLD001, LLC, a Delaware limited liability company by deed from CNL APF PARTNERS, LP (f/k/a Restaurant Properties Operating, LP), a Delaware limited partnership of record in Instrument No. 201308160086283, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Stefanie Robertson, 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.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Marie Soja], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marie D Soja
Notary's Signature

My Commission Expires: 1-1-19

Notary' Seal (if on paper)

MARIE D. SOJA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Jan. 1, 2019