Davidson County DEEDWARR
Recvd: 05/02/16 13:54 6 pgs
Fees:33.00 Taxes:3219.00
20160502-0042805

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:

Christopher P. Tessitore, Esquire
National Retail Properties, Inc.
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801

Mail Tax Statements to **SAME AS ABOVE**

Tax Parcel ID No.: 086-01-0-084.00 and 086-01-0-096.00

GENERAL WARRANTY DEED

BILLIE LEE RANDALL (the "Grantor"), having a mailing address of 302 Pitts Avenue, Old Hickory, Tennessee, for and in consideration of $10.00 and other good and valuable consideration to the Grantor in hand paid by **NATIONAL RETAIL PROPERTIES, INC.**, a Maryland corporation (the "Grantee") having a mailing address of 450 S. Orange Ave., Suite 900, Orlando, Florida 32801, the receipt and sufficiency of which the Grantor hereby acknowledges, has granted, bargained, sold and conveyed and, by these presents, hereby grants, bargains, sells and conveys to the Grantee all of that certain real property located in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** to this instrument, together with (1) all improvements located on the property, (2) all mineral rights and singular rights, benefits, privileges, easements, tenements, hereditaments and appurtenances on the property or in anywise appertaining to the property, (3) all right, title and interest of the Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, opened or closed, adjoining the property, and (4) all right, title and interest of the Grantor in and to all other property around, claimed or used by the Grantor adjoining or contiguous to any part of the property (collectively, the "Property"). The Property is not homestead property as to the grantor named herein.

The Grantor is making and the Grantee is accepting this conveyance subject to the encumbrances and exceptions listed on **Exhibit "B"** to this instrument (the "Permitted Exceptions"), if and only to the extent valid and enforceable against the Property.

To have and to hold the Property, as set forth above, unto the Grantee and its successors and assigns forever. The Grantor hereby binds itself and its successors and assigns to warrant and forever defend all and singular, subject to the Permitted Exceptions, the Property unto the Grantee and its successors and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part of the Property.

[Signature on the next page.]

In witness of this conveyance, the Grantor has executed this General Warranty Deed on this 18 day of April, 2016.

Grantor:

Billie Lee Randall

BILLIE LEE RANDALL

State of Tennessee)
) ss:
County of Davidson

I, the undersigned, a Notary Public in and for the above-referenced state and county, hereby certify that **BILLIE LEE RANDALL**, who has signed her name on the foregoing conveyance and who is known to me or produced Identification as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily for and as her act.

Given under my hand and seal on this 18 day of April, 2016.

Christopher B. Fowler

Notary Public

My Commission Expires:

[Seal]

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 2, 2018

0914830/169350/2589074
Captain D's
Hermitage, Tennessee

Property Address: See attached **Exhibit "A"** Property Owner: National Retail Properties, Inc. Attn: General Counsel 450 S. Orange Avenue, Suite 900 Orlando, Florida 32801 Mail Tax Bills to: National Retail Properties, Inc. Attn: Senior Vice President – Asset Manager 450 S. Orange Avenue, Suite 900 Orlando, Florida 32801	I hereby swear or affirm that, to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $870,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Affiant Subscribed and sworn to before me this 26th day of April, 2016 Notary Public Name: Susan A. Fuller Commission No.: _____ My Commission Expires: _____ (NOTARY SEAL) SUSAN A. FULLER NOTARY PUBLIC STATE OF FLORIDA Comm# EE180381 Expires 4/28/2016

0914830/169350/2589074
Captain D's
Hermitage, Tennessee

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot 2 as shown on the map entitled Edwin S. Randall, Jr. Property, of record in Book 4860 Page 99, Register's Office, Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Land in Davidson County, Tennessee, being Lot 2 as shown on the map entitled the Re-Subdivision of Lot 1 & 2 of the Re-Subdivision of Lot 1 for Edwin S. Randall, Jr., of record in Plat Book 6900 Page 623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Edwin S. Randall, Jr., by deed from Charles R. Baird and wife, Sarah C. Baird, of record in Book 4267 Page 218 dated September 6, 1968, said Register's Office. Said Edwin S. Randall, Jr., having since died in 1986. Subject property was devised to Billie Lee Randall pursuant to the Will of Edwin S. Randall, Jr. of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Will Book 156 Page 427, a certified copy of which is of record in Book 7166 Page 184, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Real estate taxes for the year 2016 and all subsequent years, not yet due and payable.

True Copy Certification

I, Maria Cocco, 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.

Signature

State of NEW YORK

County of NEW YORK

Personally appeared before me, Jan Randhare, a notary public for this county and state, Maria Cocco who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jan Randhare
Notary's Signature

My Commission Expires: 5/31/2019
Notary' Seal (if on paper)

JAN RANDHARE
Notary Public, State of New York
NO. 01RA4695141
Qualified in Suffolk County
My commission expires 05/31/2019