RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

AND WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE
ATTN: MICHELLE BURTON
1 E. WASHINGTON ST., SUITE 450
PHOENIX, AZ 85004

BILL GARRETT, Davidson County
Trans:T20160048792 DEEDWARRSP
Recvd: 06/09/16 09:20 10 pgs
Fees:53.00 Taxes:19395.16
20160609-0058243

Escrow No.: Z1621348

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

This instrument prepared by:

Ballard Spahr LLP
Jeremy T. Poryes, Esq.
1 E Washington St., Ste. 2300
Phoenix, AZ 85004

When recorded, return to:	Send Tax Bills To:	Tax Parcel:
New Owner: Snyder Properties III, LLC 33228 West 12 Mile Road, Suite 320 Farmington Hills, MI 48334	Same as New Owner	162/285

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of May, 2016, by and between SPIRIT WG ANTIOCH TN, LLC, a Delaware limited liability company (successor by name change to COLE WG ANTIOCH TN, LLC, said name change being evidenced by the certified copy of name change attached hereto as ***Exhibit B*** and incorporated herein by this reference) whose address is 16767 North Perimeter Drive, Suite 210, Scottsdale, Arizona 85260, party of the first part, and SNYDER PROPERTIES III, LLC, a Delaware limited liability company whose address is 33228 West 12 Mile Road, Suite 320, Farmington Hills, MI 48334, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, together with all buildings, fixtures, structures and improvements thereon legally described on ***Exhibit A*** attached hereto (collectively the "***Property***"), situated and being in Antioch, County of Davidson, State of **Tennessee**, to wit:

Being the same property conveyed to party of the first part, by Special Warranty Deed recorded in the Office of the Register of Davidson County, Tennessee in Instrument No. 20090401-0029395

The Property is conveyed subject to all taxes, assessments, liens, encumbrances, easements, rights of way, and restrictions and matters of record and all matters which a physical inspection or accurate survey of the Property would disclose.

Municipal Address: 1301 Bell Road, Antioch, TN 37013

TO HAVE AND TO HOLD, all and singular, the Property to the party of the second part, their, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is the lawful owner in fee of the Property; that it has good right to sell and convey the same; and that the party of the first part will warrant and defend against the same against lawful claims of all persons claiming by, through, or under it, but against none other, subject to the matters above set forth.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

THIS SPACE INTENTIONALLY LEFT BLANK

WITNESS the signature of the party of the first part on the day and year first above written.

SPIRIT WG ANTIOCH TN, LLC, a Delaware limited liability company

By: Spirit SPE Manager, LLC
a Delaware limited liability company
Its: Manager

By: Sean Hufford
Printed Name: SEAN HUFFORD
Title: VP

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, appeared Sean Hufford, with whom I am personally acquainted, and who upon oath, acknowledged ~~themselves~~ himself to be a Vice President of Spirit SPE Manager, LLC, a Delaware limited liability company, the Manager of **SPIRIT WG ANTIOCH TN, LLC**, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company, as Vice President.

WITNESS my hand and seal this 12TH day of MAY, 2016.

Karen Sullivan
NOTARY PUBLIC

My Commission Expires:

Sept. 1, 2019

KAREN SULLIVAN
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 1, 2019

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,241,935.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

SNYDER PROPERTIES III, LLC, a Delaware limited liability company

By: Paul J. Blizman

Printed Name: Paul J. Blizman

Title: Manager

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this 19 day of MAY, 2016, before me, appeared PAUL J. BLIZMAN personally known to me or proven to me to be the MANAGER of SNYDER PROPERTIES III, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of the company, and he/she acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Morton Noveck
Notary Public

My Commission Expires:

MORTON NOVECK
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Aug 20, 2018
ACTING IN COUNTY OF

Exhibit "A"

LEGAL DESCRIPTION

Street Address: 1301 Bell Road, Antioch, TN 37013

Legal Description: [See attached.]

All that tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot 4 of Final Plat of Mill Creek Village as recorded in Instrument Number 20011228-0143701, Register's Office of Davidson County, Tennessee, located in the 31st Councilmanic District of Davidson County, Tennessee and being more particularly described as follows:

Beginning on the northern right-of-way of Bell Road, at the Blue Hole Road intersection, being a Southeast corner of Lot 4, of Final Plat of Mill Creek Village as recorded in Instrument Number 20011228-0143701, Register's Office for Davidson County; said corner being iron pin, found at The True Point of Beginning of the herein described tract.

Thence, with the north line Bell Road right-of-way, North 74 degrees 14 minutes 40 seconds West, a distance of 218.91 feet to an iron pin set at the southwesterly corner of said Lot 4; Thence, leaving said Bell Road right-of-way, and along the westerly line of said Lot 4, North 15 degrees 50 minutes 40 seconds East, a distance of 258.59 feet to an iron pin found; Thence, along the north line of said Lot 4, South 74 degrees 10 minutes 27 seconds East, a distance of 218.90 feet to an iron pin set; Thence, along the east line of said Lot 4, South 15 degrees 50 minutes 32 seconds West, a distance of 258.32 feet to The True Point of Beginning, containing 1.30 acres or 56,577 square feet, more or less.

Being the same property conveyed to CRE Mill Creek Triple Net Holdings LLC, a Delaware limited liability company by Deed from Mill Creek Associates, G.P., a Georgia general partnership dated February 28, 2006, recorded March 16, 2006 in Instrument No. 20060316-0030676 in the Register's Office for Davidson County, Tennessee.

Together with the right, title and interest of Grantor to the following:

1. That certain real estate easement rights appurtenant to Lot 4, pursuant to Declaration of Drainage Easement recorded March 22, 2002, in Instrument No. 20020322-0035170, aforesaid records.

2. That certain real estate easement rights appurtenant to Lot 4, pursuant to Declaration of Easements, Covenants, Conditions and Restrictions by Mill Creek Associates, G.P., a general partnership, dated November 8, 2001, recorded November 16, 2001, in Instrument No. 20011116-0125963, aforesaid records; as amended by First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions, dated March 20, 2002, recorded March 22, 2002, in Instrument No. 20020322-0035168, aforesaid records; as amended by Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions, dated January 22, 2004, recorded January 27, 2004, in Instrument No. 20040127-0010356, aforesaid records.

3. That certain real estate Easement Rights to Non-Exclusive Easement for drainage contained in that certain Declaration of Drainage Easement recorded November 16, 2001, in Instrument No. 20011116-0125961, aforesaid records, appurtenant to Lot 4.

Exhibit "B"

CERTIFIED COPY OF NAME CHANGE

[See attached.]

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "COLE WG ANTIOCH TN, LLC", CHANGING ITS NAME FROM "COLE WG ANTIOCH TN, LLC" TO "SPIRIT WG ANTIOCH TN, LLC", FILED IN THIS OFFICE ON THE SEVENTEENTH DAY OF JULY, A.D. 2013, AT 1:56 O'CLOCK P.M.

Jeffrey W. Bullock, Secretary of State

4609449 8100

130887982

AUTHENTICATION: 0592732

DATE: 07-17-13

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 02:12 PM 07/17/2013
FILED 01:56 PM 07/17/2013
SRV 130887982 - 4609449 FILE

CERTIFICATE OF AMENDMENT

TO

CERTIFICATE OF FORMATION

Cole WG Antioch TN, LLC, a limited liability company organized and existing under and by virtue of Chapter 18, Title 6 of the Delaware Code and the acts amendatory thereof and supplemental thereto, and known, identified and referred to as the "Delaware Limited Liability Company Act," does hereby certify:

FIRST: That the name of the limited liability company is Cole WG Antioch TN, LLC.

SECOND: That item "1." of the Certificate of Formation of the limited liability company, as amended, is hereby amended and restated in its entirety to state:

> "1. Name. The name of the limited liability company is Spirit WG Antioch TN, LLC (the "Company")."

Dated this 17th day of July, 2013.

SPIRIT REALTY, L.P.,
a Delaware limited partnership, its sole member and authorized person

By: Spirit General OP Holdings, LLC,
a Delaware limited liability company,
its general partner

By: /s/ Peter M. Mavoides
Name: Peter M. Mavoides
Title: President