Davidson County DEEDWARRSP
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Fees:33.00 Taxes:17084.96
20160701-0067603

PREPARED BY:

Heidi F. Wolford, Esq.
Kutak Rock LLP
8601 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85253

NEW PROPERTY OWNER:

Broadstone RL Portfolio, LLC
c/o Broadstone Real Estate, LLC
530 Clinton Square
Rochester, NY 14604

RECORDING REQUESTED BY AND UPON RECORDATION RETURN TO:

Old Republic National Title Insurance Company
9900 Covington Cross Drive, Suite 290
Las Vegas, NV 89144
Attn: Paul Beever

SEND TAX BILLS TO:

c/o Red Lobster Restaurants, LLC
450 S. Orange Avenue, Suite 800
Orlando, FL 32801-3383

Map Parcel No.: 034-02-0-069.00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, ARCP RL PORTFOLIO V, LLC, a Delaware limited liability company, having an address at c/o VEREIT, Inc., 2325 East Camelback Road, Suite 1100, Phoenix, Arizona 85016 ("**Grantor**"), hereby conveys to BROADSTONE RL PORTFOLIO, LLC, a New York limited liability company, having an address at c/o Broadstone Real Estate, LLC, 530 Clinton Square, Rochester, NY 14604 ("**Grantee**"), the following described real property:

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 covenants, conditions, reservations, rights, easements, leaseholds, rights of way, and restrictions of public record; 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 premises aforesaid unto said Grantee and its successors and assigns forever; and that Grantor will warrant and defend the title to the said premises unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

[Remainder of page intentionally left blank; signature pages of the parties hereto follow immediately hereafter.]

Dated as of this 28th day of June, 2016.

GRANTOR:

ARCP RL PORTFOLIO V, LLC, a Delaware limited liability company

By: Cole REIT Advisors III, LLC, a Delaware limited liability company, its Manager

By: _____
Name: Todd J. Weiss
Title: General Counsel, Real Estate

WITNESSES:

Katie Kes
Print name: Katie Kes

Mary Bates
Print name: Mary Bates

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) ss

This instrument was acknowledged before me on June 28, 2016 by Todd J. Weiss, as General Counsel, Real Estate of Cole REIT Advisors III, LLC, a Delaware limited liability company and the Manager of ARCP RL Portfolio V, LLC, a Delaware limited liability company, on behalf of such limited liability companies.

Robyn Roberts
Notary Public
Print Name: Robyn Roberts
My Commission Expires: August 7, 2016

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

Site #45
Madison, TN

OATH OF CONSIDERATION

Affiant swears, affirms and certifies that the actual consideration or value, whichever is greater, for this transfer is $4,617,557.00.

AFFIANT:

By:_____

Name: Todd J. Weiss

Title: General Counsel, Real Estate

Address: ARCP RL PORTFOLIO V, LLC
c/o VEREIT, Inc.
2325 East Camelback Road, Suite 1100
Phoenix, Arizona 85016

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) ss

This instrument was acknowledged before me on June 28, 2016 by Todd J. Weiss, as General Counsel, Real Estate of Cole REIT Advisors III, LLC, a Delaware limited liability company and the Manager of ARCP RL Portfolio V, LLC, a Delaware limited liability company, on behalf of such limited liability companies.

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

Robyn Roberts
Notary Public
Print Name: Robyn Roberts
My Commission Expires: August 7, 2016

EXHIBIT A

Legal Description

A parcel of land in the 10th Civil District, Nashville, Davidson County, Tennessee, bounded on the south by Gallatin Road, being Lot "K", as shown on the map entitled "Resubdivision of Lots J and K Rivergate Park", a plan of which is of record in Book 4300 at Page 134, Register's Office for Davidson County, Tennessee, described according to survey of Barge, Waggoner, Sumner & Cannon, Engineers, dated August 11, 1971, as follows:

Beginning at a concrete monument on the northerly right of way of Gallatin Road, the southernmost corner of Rivergate Park; thence

North 54° 50' 13" West, 346.00 feet to a concrete monument; thence

North 51° 25' East, 91.75 feet to a point, the beginning of a curve to the left; thence

with said curve having a radius of 173.84 feet and a central angle of 35° 55', 108.97 feet to a point; thence

North 15° 30' East, 18.00 feet to a point; thence

South 74° 30' East, 100.23 feet to a point; thence

South 54° 37' 04" East, 236.12 feet to point on the northerly margin of Gallatin Road; thence

with said Gallatin Road, South 35° 22' 56" West, 245.00 feet to the Point of Beginning, containing 1.80 acres, more or less.

Being the same property conveyed to ARCP RL Portfolio V, LLC, a Delaware limited liability company, by Limited/Special Warranty Deed from GMRI, Inc., a Florida corporation, dated July 28, 2014 and recorded August 7, 2014 as Instrument No. 20140807-0071086, in the Register's Office of Davidson County, Tennessee.

Formerly described as:

A parcel of land in the 10th Civil District, Nashville, Davidson County, Tennessee, bounded on the south by Gallatin Road, being Lot "K" of Rivergate Park, a plan of which is of record in Book 4175, Page 107, Register's Office for Davidson County, Tennessee, described according to survey of Barge, Waggoner, Sumner & Cannon, Engineers, dated August 11, 1971, as follows:

Beginning at a concrete monument on the northerly right of way of Gallatin Road, the southernmost corner of said Rivergate Park; thence north 54° 50' 13" west, 346.00 feet to a concrete monument; thence north 51° 25' east, 91.75 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 173.84 feet and a central angle of 35° 55', 108.97 feet to a point; thence north 15° 30' east, 18.00 feet to a point; thence south 74° 30' east, 100.23 feet to a point; thence south 54° 37' 04" east, 236.12 feet to a paint on the northerly margin of Gallatin Road; thence, with said Gallatin Road, south 35° 22' 56" west, 245.00 feet to the point of beginning, containing 1.80 acres, more or less.

Being the same property conveyed to ARCP RL Portfolio V, LLC, a Delaware limited liability company, by Limited/Special Warranty Deed from GMRI, Inc., a Florida corporation, dated July 28, 2014 and recorded August 7, 2014 as Instrument No. 20140807-0071086, in the Register's Office of Davidson County, Tennessee.

OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES

CERTIFICATION

Old Republic National Title Insurance Company hereby certifies that the document to which this Certification is attached is a true and complete copy of the original.

Date: July 1ST 2016

Old Republic National Title Insurance Company
a Florida corporation

By: _____
Name: Heather Zeisloft
Its: Authorized Signatory

STATE OF NEVADA }
}
COUNTY OF CLARK }

On this 1st day of July, 2016, personally appeared before me, a Notary Public in and for said County and State, **Heather Zeisloft**, who acknowledged that they executed the above instrument.

WITNESS my hand and official seal:

Gregory Patoc

GREGORY PATOC
Notary Public-State of Nevada
APPT. NO. 15-1870-1
My App. Expires April 22, 2019

Notary Public in and for said County and State