Davidson County DEEDWARRSP
Recvd: 10/11/16 12:21 5 pgs
Fees:28.00 Taxes:1850.00
20161011-0107376

This instrument prepared by:
Kathi Simens
c/o VEREIT, Inc.
2325 E. Camelback Road, Suite 1100
Phoenix, AZ 85016

Return Recorded Document to:
Invest Squared 3232 Clarksville, LLC
20 West Park Avenue, Suite 207
Long Beach, NY 11561

Name and Address of Property Owner:
Invest Squared 3232 Clarksville, LLC
20 West Park Avenue, Suite 207
Long Beach, NY 11561

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 Invest Squared 3232 Clarksville, LLC, a Florida limited liability company ("**Grantee**"), the real property located in Nashville, 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 covenants, conditions, reservations, rights, easements, interests, 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.

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.

Dated this 1st day of October, 2016.

GRANTOR:

ARC CAFEHLD001, LLC,
a Delaware limited liability company

By: VEREIT Operating Partnership, L.P.,
its Member

By: _____
Daniel T. Haug
Authorized Signatory

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) ss

This instrument was acknowledged before me on September 23rd, 2016 by Daniel T. Haug, Authorized Signatory of VEREIT Operating Partnership, L.P., a Delaware limited partnership and the Member of ARC CAFEHLD001, LLC, a Delaware limited liability company, on behalf of such limited liability company.

PAULINE THOMAS
Notary Public - Arizona
Maricopa County
My Comm. Expires Nov 9, 2018

Pauline Thomas

Notary Public

Print Name: Pauline Thomas

My Commission Expires: 11-9-18

SEND TAX BILLS TO:

Invest Squared 3232 Clarksville, LLC
20 West Park Avenue, Suite 207
Long Beach, NY 11561

Map and Parcel #: #070-130-044.00

OATH OF CONSIDERATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $500,000.00

AFFIANT:

ARC CAFEHLD001, LLC,
a Delaware limited liability company

By: VEREIT Operating Partnership, L.P.,
its Member

Daniel T. Haug, Authorized Signatory

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2016.

PAULINE THOMAS
Notary Public - Arizona
Maricopa County
My Comm. Expires Nov 9, 2018

NOTARY PUBLIC

My Commission expires: 11-9-18

EXHIBIT A
LEGAL DESCRIPTION

Map/Parcel #070-130-044.00

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being Lots Nos. 36 and 37, and the westerly 12.5 feet of Lot No. 35 on the Plan of Resha Heights, of record in Plat Book 1424, page 110, Register's Office for Davidson County, Tennessee, and described according to a survey made by Ragan-Smith-Associates, Inc., Job no. 83-010, W.O. 4826, dated March 7, 1995, as follows:

Beginning at an iron pin set on the northerly margin of Clarksville Pike, U.S. 41-A, State Route 12, as conveyed to the State of Tennessee, by Consent Judgment and Final Decree of record in Deed Book 6671, Page 836, Register's Office for Davidson County, Tennessee, said point lying on the common line of Lots 37 and 38 on Plan of Resha Heights, said iron pin being southeasterly 80.62 feet from the southeasterly return curve at Clarksville Pike and Summit Avenue, as measured along the new northerly margin of Clarksville Pike; thence with said common line,

1. North 36° 52' 38" East, 156.66 feet to an existing iron pin on the southerly margin of 20 foot alley; thence with said alley;

2. South 53° 09' 52" East, 187.29 feet to an existing iron pin; thence,

3. South 16° 52' 38" West, 156.59 feet to an iron pin set on the northerly margin of Clarksville Pike; thence with said Pike,

4. North 53° 18' 37" West, 166.93 feet to an iron pin set; thence,

5. North 52° 09' 52" West, 20.36 feet to an iron pin set; thence, to the Point of Beginning.

LESS AND EXCEPT property conveyed to the State of Tennessee in Book 6671, page 836, in the said Register's Office.

Being the same property conveyed to ARC CAFEHLD001, LLC, a Delaware limited liability company, from GE Capital Franchise Finance Corporation, a Delaware corporation, by deed recorded in Instrument No. 20130816-0086284 in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Jay H. Smith, 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 Tennessee:

County of Davidson:

Personally appeared before me, the undersigned, a notary public for this county and state, Jay H. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Denise C. Allis-Wilburn

, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018