Davidson County DEEDWARRSP
Recvd: 11/23/16 13:35 7 pgs
Fees:38.00 Taxes:22444.77
20161123-0123886

This Instrument Prepared By:

Michael G. Redstone, Esq.
Walgreen Co.
104 Wilmot Rd., MS 1420
Deerfield, Illinois 60015

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
CF Net Lease Portfolio III DST c/o Cantor Fitzgerald 499 Park Avenue, New York, NY 10022 Attn: Aaron Wessner General Counsel and Chief Financial Officer	Walgreens Real Estate Tax Dept. (Store #4707) P.O. Box 1159 Deerfield, IL 60015
Map & Parcel No.: 091-14-0-100	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, WALGREEN CO., an Illinois corporation ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto CF NET LEASE PORTFOLIO III DST, a Delaware statutory trust ("**Grantee**"), its successors and assigns, a certain tract of land located in ~~Shelby~~ DAVIDSON County, Tennessee and described as follows (the "**Property**"):

See Exhibit A

This is improved / unimproved property known as 5600 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[Signature Page Follows]

813302-55 1/5

STORE NO. 4707-TN

15th IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of November, 2016.

WALGREEN CO.,
an Illinois corporation

By: [signature]
Name: Rebecca Wasun
Title: Director

STATE OF ILLINOIS)
COUNTY OF LAKE)

Personally appeared before me, LISETTE MORENO, a Notary Public in and for said County and State, Rebecca Wasun, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Director of WALGREEN CO., an Illinois corporation, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 7th day of November, 2016.

[signature]
NOTARY PUBLIC

"OFFICIAL SEAL"
LISETTE MORENO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/28/2019

My Commission Expires:
8-28-19

STATE OF ILLINOIS)
COUNTY OF LAKE)

The actual consideration or value, whichever is greater, for this transfer is $6,066,155.

MLM
AFFIANT

Subscribed and sworn to before me this 1st day of November, 2016.

NOTARY PUBLIC

My Commission Expires:
8-28-19

"OFFICIAL SEAL"
LISETTE MORENO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/28/2019

Exhibit A

Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K NAIL SET AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE, 66 FEET IN WIDTH AND THE EASTERLY RIGHT-OF-WAY LINE OF MIDLAND AVENUE, WIDTH VARIES:

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE WITH THE EASTERLY RIGHT-OF-WAY LINE OF MIDLAND AVENUE NORTH 06 DEG. 10' 25" EAST, 147.12 FEET TO A P.K. NAIL SET:

THENCE, NORTH 74 DEG. 44' 03" EAST, 25.00 FEET ON AN IRON ROD SET: THENCE, NORTH 09 DEG. 21' 20" WEST, 6.04 FEET TO A P.K NAIL SET:

THENCE, NORTH 04 DEG. 53'57" EAST, 113.26 FEET TO AN EXISTING IRON ROD AT THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF O'BRIEN AVENUE, WIDTH VARIES;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF MIDLAND AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE O'BRIEN AVENUE NORTH 88 DEG. 49' 14" EAST, 74.93 FEET TO AN EXISTING IRON ROD:

THENCE, NORTH 05 DEG. 43' 01" EAST. 5.03 FEET TO A P.K NAIL SET: THENCE, NORTH 88 DEG. 49' 14" EAST. 202.51 FEET TO A P.K NAIL SET: THENCE, NORTH 08 DEG. 22' 36" EAST. 15.12 FEET TO A P.K NAIL SET:

THENCE, NORTH 88 DEG. 49' 14" EAST. 68.50 FEET TO A P.K NAIL SET AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ROBERTSON AVENUE, 94.5 FEET IN WIDTH:

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF O'BRIEN AVENUE WITH THE WESTERLY RIGHT-OF-WAY LINE OF ROBERTSON AVENUE SOUTH 06 DEG. 12' 44" EAST, 147.46 FEET TO P.K NAIL SET:

THENCE, WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 23.66 FEET, THE CENTRAL ANGLE OF WHICH IS 67 DEG. 47' 36", THE RADIUS OF WHICH IS 20.00 FEET, THE CHORD OF WHICH IS SOUTH 40 DEG. 06' 32" WEST. 22.31 FEET TO A P.K NAIL SET AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE:

THENCE, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF ROBERTSON AVENUE WITH THE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE

SOUTH 74 DEG. 00' 20" WEST, 381.65 FEET TO THE POINT OF BEGINNING, CONTAINING 78.961 SQUARE FEET OR 1.813 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WALGREEN CO., AN ILLINOIS CORPORATION FROM WEST BAY INVESTMENTS, INC., A FLORIDA CORPORATION BY DEED OF RECORD IN BOOK 11724, PAGE 574, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE AFORESAID LAND BEING ALSO DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LYING IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERN RIGHT-A-WAY LINE OF O'BRIEN AVENUE (40.00' R/W) AND THE EASTERN RIGHT-A-WAY LINE OF MIDLAND AVENUE (40.00' R/W), THENCE ALONG THE SOUTHERN RIGHT-A-WAY LINE OF O'BRIEN AVENUE, NORTH 88 DEG. 50 MIN. 49 SEC. EAST, A DISTANCE OF 278.67 FEET TO A POINT; THENCE SOUTH 08 DEG. 22 MIN. 36 SEC. EAST, A DISTANCE OF 10.08 FEET TO A FOUND 3/4" REBAR; THENCE NORTH 88 DEG. 42 MIN. 08 SEC. EAST, A DISTANCE OF 68.50 FEET TO THE INTERSECTION OF THE EASTERN RIGHT-A-WAY LINE OF O'BRIEN AND THE WESTERN RIGHT-A-WAY LINE OF WHITE BRIDGE ROAD (194.5' R/W), THENCE ALONG THE WESTERN RIGHT-A-WAY LINE OF WHITE BRIDGE ROAD, SOUTH 06 DEG. 12 MIN. 44 SEC. WEST, A DISTANCE OF 144.23 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 23.66 FEET, WITH A RADIUS OF 20.00 FEET, WITH A DELTA ANGLE OF 67 DEG. 46 MIN. 51 SEC., WITH A CHORD BEARING OF SOUTH 40 DEG. 06 MIN. 10 SEC. WEST, AND A CHORD LENGTH OF 22.31 FEET TO A POINT; THENCE ALONG THE NORTHERN RIGHT-A-WAY LINE OF CHARLOTTE PIKE (66.00' R/W), SOUTH 74 DEG. 00 IN. 20 SEC. WEST, A DISTANCE OF 339.07 FEET TO A FOUND 3/4" REBAR; THENCE WITH A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 48.94 FEET, WITH A RADIUS OF 25.20 FEET, WITH A DELTA ANGLE OF 111 DEG. 23 MIN. 45 SEC., WITH A CHORD BEARING OF NORTH 50 DEG. 05 MIN. 44 SEC. WEST, AND A CHORD LENGTH OF 41.60 FEET TO A FOUND 3/4" REBAR; THENCE ALONG THE EASTERN RIGHT-A-WAY LINE OF MIDLAND AVENUE FOR THE NEXT (4) CALLS; (1) NORTH 06 DEG. 15 MIN. 07 SEC. EAST, A DISTANCE OF 106.69 FEET TO A FOUND 3/4" REBAR; (2) THENCE NORTH 74 DEG. 34 MIN. 06 SEC. EAST, A DISTANCE OF 19.49 FEET TO A FOUND 3/4" REBAR; (3) THENCE NORTH 07 DEG. 59 MIN. 06 SEC. WEST, A DISTANCE OF 6.03 FEET TO A POINT; (4) THENCE NORTH 04 DEG. 52 MIN. 50 SEC. EAST, A DISTANCE OF 113.20 TO THE POINT OF BEGINNING.

THIS PROPERTY CONTAINS 1.738 ACRES (75,711 SQUARE FEET)

Exhibit B

Exceptions

1. Taxes and assessments for the subsequent years.

2. All matters as shown on that certain plat of record in Plat Book 9700, Page 544, in the Register's Office of Davidson County, Tennessee.

3. Terms, conditions and easement(s) retained in Metro Council Bill No. O64-303 and Bill No. O97-1006.

4. Easement(s) to State of Tennessee, of record in Book 3769, page 297, in the Register's Office of Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 3885, page 784, Book 3885, page 804, and Book 3885, page 824, in the Register's Office of Davidson County, Tennessee.

6. Grant of Utility Easement from Nathan Magid and Esther Magid to City of Nashivlle, of record in Book 4183, page 987, in the Register's Office of Davidson County, Tennessee.

7. Right of Way Easement to South Central Bell Telephone Company, of record in Book 9405, page 265, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Tina L. Winter, 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 Illinois

County of Kane

Personally appeared before me, ~~Barbara M. Kimberley~~ a notary public for this county and state, TINA L WINTER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara M Kimberley
Notary's Signature

My Commission Expires: 3-12-2019
Notary' Seal (if on paper)

OFFICIAL SEAL
BARBARA M. KIMBERLEY
Notary Public - State of Illinois
My Commission Expires 3/12/2019