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|---|---|
| Davidson County | DEEDWARRSP |
| Recvd: 03/20/17 10:04 | 5 pgs |
| Fees:28.00 Taxes:10788.32 | |
| **20170320-0026705** | |

This instrument prepared by:

Alan McNabb
SunTrust Bank
303 Peachtree St., NE, 9th Floor
Mail Code: GA-ATL-0643
Atlanta, Georgia 30308

Return Recorded Document to:

First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Suite 2000
Atlanta, Georgia 30328
Attn: Jon Uhlir
NCS 784403-23

Name and Address Of Property Owner:

SunTrust Bank
303 Peachtree Center Ave.
Suite 175
Mail Code: GA-ATL-0053
Atlanta, Georgia 30303
Attn: Corporate Real Estate and Workplace

Send Tax Bills To:

SunTrust Bank
303 Peachtree Center Ave.
Suite 175
Mail Code: GA-ATL-0053
Atlanta, Georgia 30303
Attn: Corporate Real Estate and Workplace

Map and Parcel Numbers:

09216017600

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made as of the 16 day of March, 2017, by and between **NATIONAL RETAIL PROPERTIES, INC.**, a Maryland corporation (the "**Grantor**"), and **SUNTRUST BANK**, a Georgia banking corporation (the "**Grantee**") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

**WITNESSETH:**

**THAT** Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Davidson, State of Tennessee, and more fully described on **Exhibit A**, attached hereto and incorporated herein by reference, together with all building, facilities and other improvements, located thereon;

**PROVIDED, HOWEVER,** that this conveyance is made and accepted subject to all easements, restrictions, covenants, agreements, conditions or other matters of record that affect the Property or any part thereof and all encroachments and other matters that may be revealed by a survey or inspection of the Property;

This is improved property, known as 1715 West End Avenue, Nashville, Tennessee.

**TO HAVE AND TO HOLD** the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

**IN WITNESS WHEREOF**, the Grantor has caused this Indenture to be signed, sealed and delivered on its behalf by its duly authorized representative as of the date set forth above.

Signed, sealed and delivered
in the presence of:

Name: Ivette Cordero

Name: Debra Dabrowski

**NATIONAL RETAIL PROPERTIES, INC.**, a Maryland corporation

By: _____
Print Name: Christopher P. Tessitore
Title: Executive Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christopher P. Tessitore with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Executive Vice President of NATIONAL RETAIL PROPERTIES, INC., a Maryland corporation, and that as such Christopher P. Tessitore being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Orlando, Florida, Orange County on this the 15th day of March, 2017.

DEBRA L. DABROWSKI
MY COMMISSION # FF 153485
EXPIRES: November 6, 2018
Bonded Thru Notary Public Underwriters

Notary Public - State of Florida

Print Name: Debra Dabrowski
Commission Number: _____
Commission Expires: _____

(NOTARY SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $2,915,761.00.

AFFIANT

**NATIONAL RETAIL PROPERTIES, INC.**, a Maryland corporation

By: _____

Print Name: Christopher P. Tessitore

Title: ~~Executive Vice President~~

STATE OF FLORIDA
COUNTY OF ORANGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2017.

_____
Notary Public - State of Florida

DEBRA L. DABROWSKI
MY COMMISSION # FF 153485
EXPIRES: November 8, 2018
Bonded Thru Notary Public Underwriters

Print Name: Debra Dabrowski

Commission Number: _____

Commission Expires: _____

(NOTARY SEAL)

**EXHIBIT A**

[Legal Description]

Land in Davidson County, Tennessee being Lot 2 on the Resubdivision of Lot 137 Boyd Home Tract of record in Book 11190, Page 113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to National Retail Properties, Inc. by deed from National Retail Properties, LP of record in Instrument No. 201501070001794, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, Heather Townsend, 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.

Heather Townsend
Signature

State of Georgia

County of Fulton

Personally appeared before me, Deborah Lynn Goodman, a notary public for this county and state, Fulton County, Georgia who acknowledges that this Heather Townsend's certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah Lynn Goodman
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper):

