When recorded return to:

Fidelity National Title - NCS DIV
Attn.: Kelli Vos
One East Washington Street Suite 450
Phoenix, AZ. 85004
602-343-7556

Bill Garrett Davidson County
Batch# 109801 DEEDWARRSP
06/28/2018 10:15:30 AM 8 pgs
Fees: $43.00 Taxes: $3,060.47
20180628-0062398

Escrow No. : Z1826688-KJV

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO RECORD

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:

Christopher P. Tessitore, Esquire
National Retail Properties, LP
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801

Mail Tax Bills To: SAME AS ABOVE

Property Address: 2239 Gallatin Pike North, Nashville, Tennessee 37216

Tax Parcel No: 02615001800

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **CAR WASH HEADQUARTERS, INC.**, a Delaware corporation, whose mailing address is 222 East 5th Street, Tucson, Arizona 85705 (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash, and other good and valuable consideration to Grantor in hand paid by **NATIONAL RETAIL PROPERTIES, INC.**, a Maryland corporation, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801 (hereinafter referred to as "**Grantee**"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments, mineral rights and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on Exhibit "B" attached hereto and made a part hereof by this reference for all purposes;

Being the same property conveyed to Grantor by Special Warranty Deed dated September 14, 2016 and recorded September 28, 2016 as instrument number: 20160928-0102096.

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on Exhibit "B" hereto. Grantor certified that the Grantor does not know of any wells on the Subject Property.

EXECUTED as of this 31 day of May, 2018.

Signed, sealed and delivered
in the presence of:

Name: _____
Print Name: Audrey Funk

Name: _____
Print Name: Anne C. Graham-Berg Jr

CAR WASH HEADQUARTERS, INC.,
a Delaware corporation

By: _____
Name: Bruce A. Schumacher
Its: CFO & Treasurer

(CORPORATE SEAL)

STATE OF ARIZONA
COUNTY OF PIMA

The foregoing instrument was acknowledged before me this 31st day of May, 2018 by Bruce A. Schumacher as CFO & Treasurer of CAR WASH HEADQUARTERS, INC., a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Anne C. Graham-Bergin
Notary Public - Arizona
Pima County
My Commission Expires
November 13, 2019

Anne C. Graham-Bergin
Notary Public - State of Arizona

Print Name: Anne C. Graham-Bergin
Commission Number: _____
Commission Expires: _____

(NOTARY SEAL)

STATE OF
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is **$827,154.00**

Affiant _____

Subscribed and sworn to before me this the 19th day of June 2018

Notary Public _____

My commission expires: **11/9/2019**
(Affix Seal)

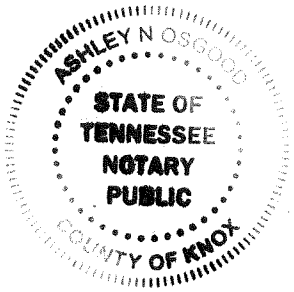


EXHIBIT "A"

LEGAL DESCRIPTION

Tract I:

Being a parcel of land lying in Davidson County, Tennessee, and being bounded on the West by Gallatin Pike; on the North by John F. Roper, Trustee; on the East by Lot 3, North Hill Estates, Section 1; on the South by William Penkava and being more particularly described according to a survey by Morrow and Associates dated April 27, 1987, as follows:

Beginning at a point in the East right-of-way line of Gallatin Pike, said point being located Northerly, 195.18 feet from the North right-of-way return of Northside Drive; Thence, with the East right-of-way line of Gallatin Pike, on a curve to the right, the radius of which is 5,659.58 feet, the central angle of which is 00° 21' 23", the chord of which is North 46° 53'46" East, 35.20 feet, along the curve distance of 35.20 feet to a point; Thence, North 42° 55' 33" West, 6.00 feet to a point; Thence, on a curve to the right, the radius of which is 5,665.58 feet, the central angle of which is 01°14' 51" , the chord of which is North 47° 41' 53" East, 123.35 feet, along the curve distance of 123.36 feet to a point, a corner common with John F. Roper, Trustee; Thence, with John F. Roper, Trustee, South 51°50' 00" East, 291.20 feet to a point, a corner common with John F. Roper, Trustee and Lots 3 and 5, North Hill Estates, Section 1; Thence with Lot 3, North Hill Estates, Section 1, South 39° 51' 14" West, 164.00 feet to a point, a corner common with Penkava in the West line of Lot 3; Thence, with Penkava, North 50° 36' 24" West, 306.28 feet to the point of beginning. Containing 48,351 square feet (1.11 acres, more or less).

Tract II:

Being a parcel of land lying in Davidson County, Tennessee, and being bounded on the West by Gallatin Pike; on the North by Lot 1 and Charles and E. R. Phillips, Mansker Meadows, Section 1; on the East by R. W. Ragland; and on the South by John F. Roper, Trustee, and being more particularly described according to a survey by Morrow and Associates dated April 27, 1987, as follows:

Beginning at a point in the East right-of-way line of Gallatin Pike, said point being located Northerly, 354 feet, more or less, from the North right-of-way return of Northside Drive; Thence, with the East right-of-way line of Gallatin Pike, on a curve to the right, the radius of which is 5,665.58 feet, the central angle of which is 01° 14' 38", the chord of which is North 48° 56' 37" East, 122.98 feet, along the curve distance of 122.99 feet to a point; Thence, South 40° 26' 04" East, 6.00 feet to a point; Thence, on a curve to the right, the radius of which is 5,659.58 feet, the central angle of which is 00°40' 42", the chord of which is North 49° 54' 16" East, 67.00 feet, along the curve distance of 67.00 feet to a point, a corner common with Lot 1, Mansker Meadows, Section 1; Thence, with Lot 1, Mansker Meadows, Section 1, and passing a common corner with Phillips, South 53° 17' 03" East, 300.00 feet to a point, a corner common with R. W. Ragland in the South line of Phillips; Thence, with Ragland, South 50° 34' 17" West, 197.43 feet to a point, a corner common with Ragland in the North line of Lot 5, North Hill Estates, Section 1; Thence, with Lot 5, North Hill Estates, Section 1 and passing a corner common with Lot 5 and John F. Roper, Trustee, North 51° 50' 00" West, 300.00 feet to the point of beginning. Containing 58,806 square feet (1.30 acres, more or less).

Being the same property conveyed to Car Wash Headquarters, Inc., a Delaware corporation, by Special Warranty Deed of record in Instrument No. 20160928-0102096, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

EXCEPTIONS TO TITLE

1. Real estate taxes and special assessments for the year 2018 and subsequent years which are not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6925, Page 64, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6925, Page 67, in the Register's Office for Davidson County, Tennessee.

4. Survey from The Matthews Company by Christopher S. Denham, PLS, TN RLS #2000, Denham Project No. 18032, J.N.: 16-07-01-05001, dated April 30, 2018:
   (a) Minimum building setback lines;
   (b) Utility and drainage lines with meters, valves, poles, and other appurtenances; and
   (c) Overhead utilities cross the subject property without the benefit of an easement.

5. Grant of Utility Line Easement of record in Instrument No. 20161228-0136178, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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 Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX