RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

AND WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE
ATTN: MICHELLE BURTON
1 E. WASHINGTON ST., SUITE 450
PHOENIX, AZ 85004

Escrow No.: Z1827953

Karen Y Johnson Davidson County
Batch# 161997 DEEDWARRSP
11/16/2018 02:58:30 PM 8 pgs
Fees: $43.00 Taxes: $9,961.11
20181116-0113242

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:

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

Tax Map 161, Parcel 213

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **7A GROUP, LLC**, a Tennessee limited liability company, having a mailing address at c/o Fisher Matthews PLLC, 414 Bridge Street, Franklin, Tennessee 37064, 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 the City of Nashville, Davidson County, Tennessee, more particularly described on **Exhibit "A"** attached hereto, being improved property also known as 5817 Nolensville Pike, Nashville, Tennessee 37211.

TOGETHER WITH all of the improvements, tenements, hereditaments 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;

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

EXECUTED as of this 7th day of November, 2018.

7A GROUP, LLC, a Tennessee limited liability company

By: _____
Name: Warren Sevigny
Its: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Warren Sevigny with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Authorized Signatory of **7A GROUP, LLC**, a Tennessee limited liability company , and that as such Authorized Signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

Witness my hand, at office, this 7th day of November, 2018.

_____ (SEAL)

Commission Expires: November 14, 2021

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: NOVEMBER 14, 2021

201811160113242

Property Address: See attached **Exhibit "A"** Property Owner: National Retail Properties, Inc. Attn: General Counsel 450 S. Orange Avenue, Suite 900 Orlando, Florida 32801 Mail Tax Bills to: National Retail Properties, Inc. Attn: Senior Vice President – Asset Manager 450 S. Orange Avenue, Suite 900 Orlando, Florida 32801	I hereby swear or affirm that, to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,692,192.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Affiant Subscribed and sworn to before me this 7th day of November, 2018 Notary Public Name: Mary Clifton Commission No.: My Commission Expires: November 14, 2021 (NOTARY SEAL) MARY CLIFTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: NOVEMBER 14, 2021

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Reserve Parcels "B" & "C", SUNCHASE KNOLLS DEVELOPMEENT, as shown on plat of record in Plat Book 6900, Page 688, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete complete description of the property.

Being the same property conveyed to 7A GROUP, LLC, a Tennessee limited liability company, by Special Warranty Deed from Avenue Bank, a Tennessee banking corporation, of record in Instrument No. 20131219-0128458, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2019 and subsequent years, not yet due and payable.

2. Subject to the following matters shown on the Plan of record in Plat Book 6900, Page 688, Register's Office for Davidson County, Tennessee:

   a. 40 foot joint ingress and egress easement.
   b. 150 foot TVA easement.
   c. 20 foot public utility easement.
   d. 5" x 25" anchor easement.
   e. Proposed 8 foot water line.
   f. Public utility easement to be recorded.
   g. 20 foot minimum setback lines.

3. Subject to the following matters shown on the Plan of record in Plat Book 6250, Page 431, Register's Office for Davidson County, Tennessee;

   a. 40 foot joint ingress and egress easement.
   b. 150 foot TVA easement.
   c. 20 foot public utility easement.
   d. 5" x 25" anchor easement.
   e. Public drainage easement.
   f. Public utility easement.
   g. 30 foot minimum setback lines.

4. Grant of Transmission Line Easement of record in Book 2400, Page 596, Register's Office for Davidson County, Tennessee.

5. Declaration of Easements of record in Book 6265, Page 146, Register's Office for Davidson County, Tennessee.

   Supplementary Declaration of Reciprocal Easements of record in Book 6544, Page 392, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 7839, Page 716, Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance of record in Book 8040, Page 705, Register's Office for Davidson County, Tennessee.

8. Grant of Easement Transmission to Piedmont Natural Gas Co. of record in Instrument No. 20121030-0099453, Register's Office for Davidson County, Tennessee.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140110-0002896, Register's Office for 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