(2)

This instrument prepared by:

Ryan Reimers, Esq.
AR Global Investments, LLC
7621 Little Avenue, Suite 200
Charlotte, NC 28226

Return Recorded Document to:

Chicago Title Insurance Company
1515 Market Street, Suite 1325
Philadelphia, PA 19102
Attn: Steven Herron

Name and Address of Property Owner:

ARC HR5STP1001, LLC
c/o AR Global Investments, LLC
405 Park Avenue, 4th Floor
New York, NY 10022

Send Tax Bills To:

Mehran & Roushi, LLC
P.O. Box 756
Brentwood, TN 37024

Tax Map/Parcel 11909025100

Karen Johnson Davidson County
Batch# 187308 DEEDWARRSP
01/23/2019 10:35:51 AM 6 pgs
Fees: $33.00 Taxes: $5,661.00

20190123-0006552

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARC HR5STP1001, LLC**, a Delaware limited liability company, formerly known as Inland American ST Portfolio, L.L.C., as shown on the Certificate of Amendment attached hereto as ***Exhibit "A"***, hereinafter called the ***"Grantor"***, has bargained and sold, and by these presents do transfer and convey unto **MEHRAN & ROUSHI, LLC**, a Tennessee limited liability company, hereinafter called the ***"Grantee"***, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and more fully described on ***Exhibit "B"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate and has good right and lawful authority to convey the same; and that it binds ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of January, 2019.

GRANTOR:

ARC HR5STP1001, LLC,
a Delaware limited liability company

By: American Finance Trust Operating Partnership, L.P., a Delaware limited partnership, its Sole Member

By: American Finance Trust, Inc. a Maryland corporation, its General Partner

By: _____
Name: Michael R. Anderson
Title: Authorized Signatory

STATE OF NEW YORK:
COUNTY OF NEW YORK:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael R. Anderson, personally known to me to be an Authorized Signatory of American Finance Trust, Inc., a Maryland corporation, the General Partner of American Finance Trust Operating Partnership, L.P., a Delaware limited partnership, the Sole Member of ARC HR5STP1001, LLC, a Delaware limited liability company, and to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Authorized Signatory, he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of January, 2019.

_____
Notary Public

My Commission Expires: 1/17/2021

JULIA GRACE
Notary Public - State of New York
No. 01GR6353114
Qualified in Kings County
My Commission Expires 01/17/2021

OATH OF CONSIDERATION
(MUST BE ON ALL DEEDS - EXECUTED BY GRANTEE)

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF PHILADELPHIA :

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $1,530,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2019.

Commonwealth of Pennsylvania - Notary Seal
CATHERINE A. MAGUIRE, Notary Public
Philadelphia County
My Commission Expires May 30, 2022
Commission Number 1100269

NOTARY PUBLIC

My Commission expires:_____

EXHIBIT A

CERTIFICATE OF AMENDMENT

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "INLAND AMERICAN ST PORTFOLIO, L.L.C.", CHANGING ITS NAME FROM "INLAND AMERICAN ST PORTFOLIO, L.L.C." TO "ARC HR5STP1001, LLC", FILED IN THIS OFFICE ON THE TENTH DAY OF MARCH, A.D. 2014, AT 2:21 O'CLOCK P.M.

4453250 8100

140309750



Jeffrey W. Bullock, Secretary of State

AUTHENTICATION: 1193592

DATE: 03-10-14

You may verify this certificate online at corp.delaware.gov/authver.shtml

EXHIBIT B

Land in Davidson County, Tennessee, being Lot Nos. 12, 29, 30 and northerly 50 feet of lot 13 as shown on the plan of Southvale Subdivision, of record in Book 332, Page 121, Register's Office for Davidson County, Tennessee, together with that portion of a 15 foot alley lying between the direct extensions easterly of the northerly lot line of lot 30 and the easterly line of lot 29 as said alley and lots are shown on said plan. Said alley having been abandoned pursuant to the Amendment to the Subdivision Plan of record in Book 2543, Page 73, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Inland American ST Portfolio, L.L.C., a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20071220014629B, in the Register's Office of Davidson County, Tennessee.