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
1700 Market Street, Suite 2100
Philadelphia, PA 19103
Attn: Steven Herron

Name and Address of Property Owner:

ARC HR5STP2001, LLC
c/o AR Global Investments, LLC
405 Park Avenue, 3rd Floor
New York, NY 10022

Send Tax Bills To:

1605 21st Avenue Owner LLC
c/o Mehran & Roushi LLC
P.O. Box 756
Brentwood, TN 37024

Tax Map/Parcel 10408008600

Karen Johnson Davidson County
Batch# 206997 **DEEDWARRSP**
03/18/2019 11:18:42 AM 6 pgs
Fees: $33.00 Taxes: $11,848.11



20190318-0024390

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 HR5STP2001, LLC**, a Delaware limited liability company, formerly known as Inland American ST Portfolio JP2, 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 **1605 21st AVENUE OWNER 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 12th day of March, 2019.

GRANTOR:

ARC HR5STP2001, 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 HR5STP2001, 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 6th day of March, 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)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $3,202,191.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2019.

PAULA LUCAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission expires: 3-8-21

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 JP2, L.L.C.", CHANGING ITS NAME FROM "INLAND AMERICAN ST PORTFOLIO JP2, L.L.C." TO "ARC HR5STP2001, LLC", FILED IN THIS OFFICE ON THE TENTH DAY OF MARCH, A.D. 2014, AT 2:20 O'CLOCK P.M.



Jeffrey W. Bullock, Secretary of State

4979583 8100

140309732

AUTHENTICATION: 1193570

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 1 on the Resubdivision of Lots Nos. 7 & 8 and part of Lot No. 6 on the Map of Waddey's Resubdivision of the S.R. Sanford Property as of record in Book 4350, Page 92, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Inland American St Portfolio JP2, L.L.C., a Delaware limited liability company from Inland American ST Portfolio, L.L.C., a Delaware limited liability company by Deed of record in Instrument No. 201107120053364, in the Register's Office for Davidson County, Tennessee.