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:

3NB, LLC
5043 Hill Place Drive
Nashville, TN 37205

Send Tax Bills To:

3NB, LLC
5043 Hill Place Drive
Nashville, TN 37205

Tax Map/Parcel: 14707014500

Karen Johnson Davidson County
Batch# 230652 **DEEDWARRSP**
05/16/2019 09:09:06 AM 8 pgs
Fees: $43.00 Taxes: $8,612.83

20190516-0046111

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 HR5STP3001, LLC**, a Delaware limited liability company, formerly known as Inland American ST Portfolio JP3, 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 **3NB, 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 the same is free from all encumbrances made or suffered by Grantor, except as listed on ***Exhibit C*** and representations and limitations as expressly provided for hereby; 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 10th day of May, 2019.

GRANTOR:

ARC HR5STP3001, 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 HR5STP3001, 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 7th day of May, 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 Davidson }
COUNTY OF Tennessee }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $2,327,792.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2019.

NOTARY PUBLIC

My Commission expires: May 3, 2021

CHARLES PALMER PILLANS IV
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 3, 2021
DAVIDSON COUNTY

EXHIBIT A

CERTIFICATE OF AMENDMENT

Delaware

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 JP3, L.L.C.", CHANGING ITS NAME FROM "INLAND AMERICAN ST PORTFOLIO JP3, L.L.C." TO "ARC HR5STP3001, LLC", FILED IN THIS OFFICE ON THE EIGHTH DAY OF JANUARY, A.D. 2014, AT 4:01 O`CLOCK P.M.

Jeffrey W. Bullock, Secretary of State

4979585 8100
SR# 20166659113

Authentication: 203346178
Date: 11-16-16

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

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:06 PM 01/08/20
FILED 04:01 PM 01/08/2014
SRV 140023687 - 4979585 FILE

STATE OF DELAWARE
CERTIFICATE OF AMENDMENT

1. Name of Limited Liability Company: Inland American ST Portfolio JP3, L.L.C.

2. The Certificate of Formation of the limited liability company is hereby amended as follows: change to ARC HR5STP3001, LLC

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 8th day of January, A.D. 2014.

By: Carla A. Thomas
Authorized Person(s)

Name: Carla A. Thomas
Print or Type

EXHIBIT B

Land in Davidson County, Tennessee being Lot 1 on the Final Plat Third National Bank Subdivision as of record in Book 7990, Page 494 (incorrectly stated as Page 434 in the prior deed), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Inland American ST Portfolio JP3, L.L.C., a Delaware limited liability company from Inland American ST Portfolio, L.L.C., a Delaware limited liability company by Deed of recorded in Instrument No. 201107120053369, in the Register's Office for Davidson County, Tennessee.

EXHIBIT C

PERMITTED EXCEPTIONS

1. Taxes for the year 2019, a lien, not yet due and payable.
2. Subject to all matters sown on the Plan of record in Plat Book 7900, Page 494, in the Register's Office for Davidson County, Tennessee.
3. Perpetual Easement for Highway Purposes of record in Book 4016, Page 378, in the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5461, Page 216, in the Register's Office for Davidson County, Tennessee.
5. Term and provisions of the Lease Agreement dated as December 10, 2007, by and between Inland American ST Portfolio, L.L.C., a Delaware limited liability company, as evidenced by the Memorandum of Lease Agreement of record in Instrument No. 20071220-0146293, in the Register's Office for Davidson County, Tennessee. Said Lease includes a right of first offer. Said Lease assigned to 3NB, LLC, a Tennessee limited liability company by Assignment and Assumption of Lease dated May , 2019.