This document prepared by:
AR Global Investments, LLC
7621 Little Avenue, Suite 200
Charlotte, North Carolina 28226

Karen Johnson Davidson County
Batch# 253841 DEEDWARRSP
07/08/2019 03:13:30 PM 6 pgs
Fees: $33.00 Taxes: $6,246.92
20190708-0066385

Record and return to and

After Recording Return to:
Stewart Title Guaranty Company
One Washington Mall, Suite 1400
Boston, MA 02108
Attn: Joseph Berry
Attention: Rochelle Thomas

Send Future Tax Bills to:
Family Dollar Stores, Inc.
Attention: Lease Accounting
500 Volvo Parkway
Chesapeake, VA 23320
Reference: Store Number 6654

NAME AND ADDRESS OF NEW OWNER
Spirit Master Funding X, LLC
c/o Spirit Realty, L.P.
2727 N Harwood, Suite 300
Dallas, TX 75201

Tax Parcel No. 053-00-0-014.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 28th day of June, 2019, by and between ARC FD73SLB001, LLC, a Delaware limited liability company, whose address is c/o AR Global Investments, LLC, 7621 Little Avenue, Suite 200, Charlotte, North Carolina 28226 ("Grantor"), and SPIRIT MASTER FUNDING X, LLC, a Delaware limited liability company, whose address is c/o Spirit Realty, L.P., 2727 N. Harwood, Suite 300, Dallas, Texas 75201, Attention: Rochelle Thomas ("Grantee").

W I T N E S S E T H:

THAT Grantor, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Davidson, State of Tennessee, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

This conveyance is made and accepted subject to those encumbrances and exceptions (the "**Permitted Exceptions**") set forth on the attached Exhibit "B", but only to the extent that they validly encumber the Property.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

ARC FD73SLB001, LLC, a Delaware limited liability company

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

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On June 25, 2019, before me, the undersigned, personally appeared MICHAEL R. ANDERSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

JULIA GRACE
Notary Public - State of New York
No. 01GR6353114
Qualified in Kings County
My Commission Expires 01/17/20 21

STATE OF Texas

COUNTY OF Dallas

The actual consideration of this transfer or value of the property conveyed (whichever is greater) is $ 1,688,355.97 .

AFFIANT

SPIRIT MASTER FUNDING X, LLC,
a Delaware limited liability company

By: Spirit SPE Manager, LLC,
a Delaware limited liability company,
its manager

By: _____
Name: ~~Daniel Rosenberg~~
Title: Senior Vice President

Subscribed and sworn to before me this the 28TH day of June, 2019.

_____
Notary

My Commission expires: 1-21-2020

MEREDITH KERN
NOTARY PUBLIC - STATE OF TEXAS
ID # 1006736-7
My Commission Expires 01-21-2020

EXHIBIT A

PROPERTY

A CERTAIN TRACT OF LAND IN THE 11TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSE, BEING LOCATED IN THE SOUTHEAST INTERSECTION OF ROBINSON ROAD (AN 80' FOOT WIDE RIGHT-OF-WAY) AND MERRITT ROAD (A 40' FOOT WIDE RIGHT-OF-WAY), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES (RSA), LOCATED IN THE SOUTHWEST CORNER OF DR. RICHARD WAYNE SPENCER, OF RECORD IN INSTRUMENT NO. 20050630-0075493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. (R.O.D.C.,TN.), BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING LOCATED IN THE NORTHERN RIGHT-OF-WAY OF SAID ROBINSON ROAD, SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 17 MINUTES 20 SECONDS, A RADIUS OF 2043.67 FEET, AN ARC LENGTH OF 224.32 FEET, AND A CHORD OF NORTH 54 DEGREES 11 MINUTES 26 SECONDS WEST, 224.21 FEET;

THENCE, WITH THE NORTHERN RIGHT-OF-WAY OF SAID ROBINSON ROAD ALONG THE ABOVE DESCRIBED CURVE, 224.32 FEET TO IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF SAID MERRITT ROAD AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 125 DEGREES 13 MINUTES 40 SECONDS, A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 65.56 FEET, AND A CHORD OF NORTH 11 DEGREES 33 MINUTES 34 SECONDS EAST, 53.27 FEET;

THENCE, ALONG THE EASTERN RIGHT-OF-WAY OF SAID MERRITT ROAD FOR THE FOLLOWING FOUR CALLS: 1.) ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 65.56 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 39 MINUTES 34 SECONDS, A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 30.35 FEET, AND A CHORD OF NORTH 81 DEGREES 24 MINUTES 41 SECONDS EAST, 30.27 FEET; 2.) ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 30.35 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA; 3.) NORTH 88 DEGREES 39 MINUTES 28 SECONDS EAST, 51.02 FEET TO A P.K. NAIL (NEW), SAID NAIL BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 46 MINUTES 37 SECONDS, A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 123.72 FEET, AND A CHORD OF NORTH 75 DEGREES 46 MINUTES 09 SECONDS EAST, 122.68 FEET; AND 4.) ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 123.72 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING LOCATED IN THE SOUTHERN RIGHT-OF-WAY OF THE CSX RAILROAD (A 125' FOOT WIDE RIGHT-OF-WAY) AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 55 SECONDS, A RADIUS OF 2914.92 FEET, AN ARC LENGTH OF 109.32 FEET, AND A CHORD OF SOUTH 44 DEGREES 24 MINUTES 25 SECONDS EAST, 109.31 FEET;

THENCE, LEAVING THE EASTERN RIGHT-OF-WAY OF SAID MERRITT ROAD, WITH THE SOUTHERN RIGHT-OF-WAY OF SAID CSX RAILROAD, AND ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 109.32 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID SPENCER;

THENCE, LEAVING THE SOUTHERN RIGHT-OF-WAY OF SAID CSX RAILROAD AND WITH THE WESTERN LINE OF SAID SPENCER, SOUTH 36 DEGREES 41 MINUTES 35 SECONDS WEST, 176.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 36,051 SQUARE FEET OR 0.83 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES ACCORDING TO A SURVEY BY JACKIE L. DILLEHAY, RLS #1417, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE TN. 37206. PHONE 615.244.8591

TOGETHER WITH THAT CERTAIN EASEMENT FOR WATER LINE RECORDED FEBRUARY 5, 2013, IN INSTRUMENT NO. 20130205-0011954, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ("WATER EASEMENT").

Being the same property conveyed to ARC FD73SLB001, LLC, a Delaware limited liability company by Special Warranty Deed dated 11/04/2014 from Family Dollar Stores of Tennessee, Inc., a Tennessee corporation of record in Instrument 201411070103043, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201211130104373, Register's Office for Davidson County, Tennessee.
3. Easement for Water Line of record in Instrument 201302050011954, Register's Office for Davidson County, Tennessee. (Easement is subject to the following: Right of Way Deed for Highway Purposes and Easement for Drainage Facility of record in Book 5261. Page 838, Register's Office for Davidson County. Tennessee.).
4. Subject to rights of Stevenson Displays, a sole proprietorship under the terms and conditions contained in the Real Estate Lease of record in Book 7605, Page 919, Register's Office for Davidson County, Tennessee.
5. Subject to rights of Family Dollar Stores of Tennessee, Inc. under the terms and conditions contained in the Short Form Master Lease of record in Instrument 201411070103044. Register's Office for Davidson County. Tennessee.
6. County of Davidson taxes for the year 2019 and subsequent years, a lien not yet due or payable.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires