Davidson County DEEDWARRSP
Recvd: 02/22/17 15:27 7 pgs
Fees:38.00 Taxes:24848.67
20170222-0017962

THIS INSTRUMENT PREPARED BY:
CA Nashville 2526 DP LLC
3000 Olympic Blvd., Suite 2120
Santa Monica, CA 90404

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Launchpad Development One Nashville, LLC c/o Rocketship Education 350 Twin Dolpin Drive, Suite 100 Redwood City, California 94065	Launchpad Development One Nashville, LLC c/o Rocketship Education 350 Twin Dolpin Drive, Suite 100 Redwood City, California 94065	071-03-018.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, CA Nashville 2526 DP LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Launchpad Development One Nashville, LLC, a Delaware limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and incorporated by reference.

The source of this description is that certain ALTA/ACSM survey made by Barge Waggoner, Summer & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, TN 37201, TN Lic. No. 2431, on August 9, 2013, last revised October 24, 2013, designated Job Number 3565300.

Being the same real property conveyed to Grantor by deed from CMH Homes, Inc. of record in Instrument No. 201311010113831, Register's Office for Davidson County, Tennessee.

This is improved (x) unimproved ( ) property known as:
2526 Dickerson Pike, Nashville, Tennessee

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its heirs and successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

No portion of the Property may at any time be used for any of the following uses whatsoever with the prior written consent of CMH Homes, Inc. or its successors and assigns:

1. An adult type bookstore or other establishment selling, renting, displaying or exhibiting pornographic or obscene materials or providing adult type entertainment or activities (including, without limitation, any displays or activities of a variety involving, exhibiting or depicting sexual themes, nudity, or lewd acts);
2. A massage parlor; or
3. A manufactured home sales center or any selling, reselling or rehabbing for the purpose of selling manufactured or modular homes.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

[*Remainder of Page Left Blank*]

IN WITNESS WHEREOF, Grantor executed this instrument on this ___ day of February, 2017.

Business	Legal
DL AG	R.S.

CA Nashville 2526 DP LLC,
a Delaware limited liability company

Name: DANIEL MILLMAN
Title: VICE PRESIDENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On February 17, 2017 before me, Tisa Marie Goehner,
Notary Public, personally appeared Daniel Millman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

TISA MARIE GOEHNER
Notary Public - California
Los Angeles County
Commission # 2158662
My Comm. Expires Jun 30, 2020

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOTS 4, 5, 6, 17, 18, AND 19 ON THE PLAN OF JONES AND HART'S SUBDIVISION, AS OF RECORD IN PLAT BOOK 332, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, ENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR MORE DETAILED DESCRIPTIONS OF SAID LOTS.

BEING THE SAME PROPERTY CONVEYED TO CA NASHVILLE 2526 DP, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED FROM CMH HOMES, INC. OF RECORD IN INSTRUMENT NO. 201311010113831, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO INCLUDING ALL THAT PORTION OF ALLEY NO. 1078 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 43, LYING BETWEEN THE EASTERLY LINES OF LOTS 4, 5, AND 6 AND THE WESTERLY LINES OF LOTS 17, 18, AND 19 OF SAID PLAT. SAID ALLEY BEING CLOSED BY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ORDINANCE NO. 73-583.

MORE PARTICULARLY DESCRIBED AS:

Being land in Nashville, Urban Services District, Second Councilmanic District, being generally located in the southwesterly intersection of Dickerson Pike and Rock Street being lots 4, 5, 6, 17, 18, 19 and a closed portion of Alley No. 1078 as shown on the Plan of Jones and Harts Subdivision of record in Book 332, Page 43 in the Register's Office of Davidson County, Tennessee and also being property conveyed to CMH Homes, Inc. by deed of record in Book 9774, Page 467, R.O.D.C. and being more particularly described as follows:

Beginning in the southwesterly intersection of Dickerson Pike and Rock Street;

THENCE, along the westerly right-of-way of Dickerson Pike, S 16°26'38" W, 300.00 feet to the northeasterly corner of lot 3, Jones and Harts Subdivision of record in Book 332, Page, 43 R.O.D.C.;

THENCE, leaving said right-of-way and with the northerly lines of lots 3 and 20 of said Jones and Harts Subdivision, N 81°20'41"W, passing an iron rod (old) at 209.19 feet and continuing on for a total distance of 430.44 feet, to the easterly right-of-way of Plum Street

THENCE, along the easterly right-of-way of Plum Street, N 16°36'03" E, 300.00 feet to the southerly right-of-way of Rock Street;

THENCE, along the southerly right —of-way of Rock Street, S 81°21'35" E, 429.63 feet to the Point of Beginning;

Containing 127,794 square feet, or 2.93 acres, more or less.

Parcel ID: 07103001800

EXHIBIT B

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
3. All matters as shown on that certain plat of record in Plat Book 332, Page 32, in the Register's Office of Davidson County, Tennessee.
4. Easements and rights as set forth in Metropolitan Government of Nashville and Davidson County Ordinance No. 73-583, Clerk's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201312310131033, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument No. 201402190014023, Register's Office for Davidson County, Tennessee.
7. Rights of parties in possession as tenants only with no options to purchase or rights of first refusal to purchase all or any portion of the Land (other than Grantee or Rocketship Education, Inc. which possess a right to purchase).
8. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

Oath of Consideration:

State of California :

County of San Francisco :

The actual consideration or value, whichever is greater, for this transfer is $6,715,856.00 .

Affiant

Sworn to and subscribed before me on this the 16th day of February, 2017.

Notary Public

My commission expires: 01/28/2020

CSS1 LAUREL SHANE COMM. # 2140941 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Jan. 28, 2020 CSS1

True Copy Certification

I, Terri Moralez, 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.

Signature

State of California

County of Santa Clara

Personally appeared before me, B. Ferrill a notary public for this county and state, Terri Moralez who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 7, 2020
Notary' Seal (if on paper)

B. FERRILL
Notary Public - California
Santa Clara County
Commission # 2150868
My Comm. Expires May 7, 2020