SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 69014 DEEDWARRSP
03/14/2018 12:23:35 PM 5 pgs
Fees: $28.00 Taxes: $46,620.00
20180314-0024127

FROM: DES-TECH (TN) LIMITED PARTNERSHIP

TO: YMC OLDSMAR INVESTMENTS, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
YMC Oldsmar Investments, LLC c/o Yonezawa-Miller Company, LLC 3611 Motor Avenue, Suite 100 Los Angeles, California 90034 Attn: Craig T. Yonezawa	(Same)	095-03-0 23.00 and part of 095-03-0 128.00

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, Erin P. Hughes, Esq. 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF NEW YORK)
COUNTY OF NEW YORK)

The actual consideration or value, whichever is greater, for this transfer is $12,600,000.00.

Affiant

Subscribed and sworn to before me, this the 8 day of March, 2018.

CRISTAL MARIA GARCIA
Notary Public – State of New York
NO. 01GA6367877
Qualified in New York County
My Commission Expires Dec 4, 2021

Notary Public
My Comm. Expires: Dec. 4, 2021

12552.21:9201778.2

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DES-TECH (TN) LIMITED PARTNERSHIP, a Delaware limited partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto YMC OLDSMAR INVESTMENTS, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 15TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, AND BEING LOT 1 ON THE PLAT OF REVISION ONE OF THE RESUBDIVISION OF LOTS ONE & TWO, PHASE 1 & 2, BRILEY CORNERS SUBDIVISION, OF RECORD IN INSTRUMENT NO. 200506170069533, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY ROBERT M. SEARSON, RLS NO. 1666, LITTLEJOHN ENGINEERING ASSOCIATES, DATED FEBRUARY 18, 2005, LAST REVISED JUNE 20, 2005, UNDER JOB NO. 25022, AS FOLLOWS:

POINT OF BEGINNING BEING A POINT LYING ON THE INTERSECTION OF SAID ROW (WIDTH VARIES) OF BRILEY PARKWAY AND SAID EASTERN ROW (70' WIDE) OF CRAIGMEADE DRIVE; THENCE ALONG SAID ROW OF BRILEY PARKWAY WITH THE FOLLOWING:

S73°53'31"E 214.22' TO A POINT; THENCE S47°25'55"E 484.06' TO A POINT; THENCE S00°42'29"W 116.43' TO A POINT; THENCE S15°05'29'E 148.35' TO A POINT; THENCE S01°36'22"E 54.37' TO A POINT; THENCE LEAVING SAID ROW OF BRILEY PARKWAY WITH THE FOLLOWING:

S46°33'52"W 157.91' TO A POINT; THENCE S85°26'59"W 72.64' TO A POINT; THENCE N29°01'55"W 90.19' TO A POINT; THENCE S62°32'49"W 151.42' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 89.46', A RADIUS OF 250.00', AN INTERIOR ANGLE OF 20°30'08" AND HAVING A CHORD BEARING AND DISTANCE OF N36°05'15"W 88.98' TO POINT; THENCE N50°01'52"W 68.38' TO A POINT; THENCE N55°11'29"W 42.39' TO A POINT; THENCE N16°16'05"E 18.18' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 78.16', A RADIUS OF 235.50', AN INTERIOR ANGLE OF 19°01'01" AND HAVING A CHORD BEARING AND DISTANCE OF N06°45'33"E 77.81' TO A POINT; THENCE N02°44'56"W 53.64' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 55.53', A RADIUS OF 25.50', AN INTERIOR ANGLE OF 124°45'41" AND HAVING A CHORD BEARING AND DISTANCE OF N59°37'54"E 45.19' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 79.13', A RADIUS OF 625.00', AN INTERIOR ANGLE OF 07°15'15" AND HAVING A CHORD BEARING AND DISTANCE OF N61°36'53"W 79.08' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 60.82', A RADIUS OF 200.00', AN INTERIOR ANGLE OF 17°25'24" AND HAVING A CHORD BEARING AND DISTANCE OF N73°57'12"W 60.58' TO A POINT; THENCE N82°39'54"W 30.29' TO A POINT LYING ON SAID EASTERN ROW OF CRAIGMEADE DRIVE; THENCE ALONG SAID ROW OF CRAIGMEADE DRIVE WITH THE FOLLOWING:

N03°40'04"E 270.55' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 113.58', A RADIUS OF 571.27', AN INTERIOR ANGLE OF 11°23'30" AND HAVING A CHORD BEARING AND DISTANCE OF N02°02'04"W 113.39' TO A POINT; THENCE N07°43'49"W 26.84' TO A POINT; THENCE N02°47'41"E 26.91' TO THE POINT OF BEGINNING.

CONTAINING 316,230 SQUARE FEET OR 7.26 ACRES.

Being the same property conveyed to DES-TECH (TN) LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, by deed from BOYLE CRAIGMEADE, LP, A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20050629-0074924, dated June 22, 2005, said Register's Office.

Said property is transferred subject to the limitations, restrictions, violations, and encumbrances as set forth below:

1. Taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 095-03-0-023.00, a lien, but not yet due or payable.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record as Instrument No. 20040220-0019758, said Register's Office, as shown on the survey prepared by Robert M. Searson, Tenn. RLS No. 1666, with S&ME, Inc., dated February 2, 2018, last revised March 6, 2018, and designated as Project No. 554718002.

3. Matters shown on the Plan of record as Instrument No. 20050617-0069533, said Register's Office, as shown on the survey prepared by Robert M. Searson, Tenn. RLS No. 1666, with S&ME, Inc., dated February 2, 2018, last revised March 6, 2018, and designated as Project No. 554718002.

4. Matters shown on the Plan of record in Book 6900, page 333, said Register's Office, as shown on the survey prepared by Robert M. Searson, Tenn. RLS No. 1666, with S&ME, Inc., dated February 2, 2018, last revised March 6, 2018, and designated as Project No. 554718002.

5. Lack of direct access to and from controlled access highway.

6. Stormwater Detention Agreement of record as Instrument No. 20050428-0047407, said Register's Office.

7. Appurtenant Access Easement Agreement by and between DES-TECH (TN) Limited Partnership, a Delaware limited partnership, and Boyle Craigmeade, L.P., a Tennessee limited partnership, of record as Instrument No. 20050629-0074925, said Register's Office, as shown on the survey prepared by Robert M. Searson, Tenn. RLS No. 1666, with S&ME, Inc., dated February 2, 2018, last revised March 6, 2018, and designated as Project No. 554718002.

8. Limited Access Easement Agreement by and between Boyle Craigmeade, L.P., a Tennessee limited partnership and DES-TECH (TN) Limited Partnership, a Delaware limited partnership, of record as Instrument No. 20050629-0074927, said Register's Office, as shown on the survey prepared by Robert M. Searson, Tenn. RLS No. 1666, with S&ME, Inc., dated February 2, 2018, last revised March 6, 2018, and designated as Project No. 554718002.

9. General Access Easement Agreement by and between Boyle Craigmeade, L.P., a Tennessee limited partnership and DES-TECH (TN) Limited Partnership, a Delaware limited partnership, of record as Instrument No. 20050629-0074928, said Register's Office, as shown on the survey prepared by Robert M. Searson, Tenn. RLS No. 1666, with S&ME, Inc., dated February 2, 2018, last revised March 6, 2018, and designated as Project No. 554718002.

10. Lease Agreement by and between DES-TECH (TN) Limited Partnership, as Lessor and the Tennessee Board of Regents, as Tenant, of record as Instrument No. 20160104-0000531, said Register's Office.

11. No insurance is afforded as to the acreage or square footage contained in the insured property.

13. The plat of survey by Robert M. Searson, Tenn. RLS No. 1666, with S&ME, Inc., dated February 2, 2018, last revised March 6, 2018, and designated as Project No. 554718002, shows the following matters:

    a) curb cut encroachments along Craigmeade Drive right of way and Easement(s) as shown in exceptions 3 and 9.

This is improved property located at One Bridgestone Park, Nashville, TN 37214.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns 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 by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not 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.

(Signature Page to Follow)

WITNESS our hand this 14 day of March, 2018.

DES-TECH (TN) LIMITED PARTNERSHIP,
a Delaware limited partnership

By: DES-TECH GP (TN) QRS 16-49, INC., a Delaware corporation, its general partner

By: _____
Brooks G. Gordon, Managing Director

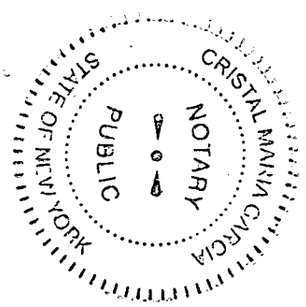
STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Brooks G. Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Managing Director of DES-TECH GP (TN) QRS 16-49, INC., a Delaware corporation, the general partner of DES-TECH (TN) LIMITED PARTNERSHIP, a Delaware limited partnership, the within named bargainor, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in New York, New York, this the 8 day of March, 2018.

_____
NOTARY PUBLIC
My Commission Expires: Dec. 4, 2021

[SEAL]



CRISTAL MARIA GARCIA
Notary Public – State of New York
NO. 01GA6367877
Qualified in New York County
My Commission Expires Dec 4, 2021

12552.21:9201778.2