Karen Johnson Davidson County
Batch# 238380 DEEDWARRSP
06/04/2019 10:28:30 AM 6 pgs
Fees: $33.00 Taxes: $26,139.92
20190604-0053134

THIS INSTRUMENT PREPARED BY:
Roshan Sonthalia, Esq.
Turner Impact Capital
3000 Olympic Blvd, Suite 2120
Santa Monica, California 90404

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Launchpad Development Two Nashville, LLC c/o Rocketship Education 350 Twin Dolphin Drive, Suite 109 Redwood City, CA 94065	New Owner	106-159.00

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 320 PPB LLC**, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Launchpad Development Two Nashville, LLC**, a Delaware limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

See attached Exhibit "A."

Being the same real property conveyed to Grantor by deed dated December 10, 2014 from Bostwick Laboratories, Inc., a Delaware limited liability company by deed of record in Instrument No. 20141210-0113137, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as:

320 Plus Park Boulevard, 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, his heirs successors and assigns, forever.

GRANTOR covenants and binds himself, his heirs and representatives successors to warrant specially and forever defend the title to said real estate to Grantee, his heirs 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.

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

IN WITNESS WHEREOF, this Special Warranty Deed is effective as of May 31, 2019.

GRANTOR:

CA Nashville 320 PPB LLC,
a Delaware limited liability company

Business	Legal
DL	ry

By: _____
Print Name: Bari Cooper Sherman
Title: Vice President

ACKNOWLEDGMENT

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 May 30, 2019 before me, Tisa Marie Goehner,
(Here insert name and title of the officer) personally appeared Bari Cooper Sherman,
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

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the east side of Plus Park Boulevard being property conveyed to Iron Creek Ventures, Inc., by deed of record in Instrument No. 200705220060861, R.O.D.C., and being Lot 19 on the plat of The Plus Park, Section 17 as of record in Plat Book 6200, Page 444, Register's Office for Davidson County, Tennessee, to which reference is hereby made and being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Plus Park Boulevard at the northwest corner of Lot 9 as shown on the plat of The Plus Park, Section 9 as of record in Plat Book 4460, page 113, R.O.D.C.;

Thence, along the easterly right of way lien of Plus Park Boulevard the following calls;

Along a curve to left 139.95 feet said curve having a radius of 806.61 feet, a tangent of 70.15 feet and a chord bearing and distance of N 04° 41' 34" W, 139.78 feet to an iron rod set;

N 09° 39' 48" W, 104.17 feet to an iron rod set,

Along a curve to right 190.00 feet said curve having a radius of 358.44 feet, a tangent of 97.29 feet and a chord bearing and distance of N 05° 13' 02" E, 187.78 feet to an iron rod set at the southwest corner of Lot 18 as shown on the above mentioned plat;

Thence, leaving the easterly right of way line of Plus Park Boulevard with the southerly line of said Lot 18, S 73° 07' 05" E, 293.52 feet to an iron rod set on the westerly line of Lot 9 The Plus Park, Section 9 as of record in Plat Book 4460, Page 113, R.O.D.C.

Thence, along the westerly line of said Section 9 the following calls:

S 19° 57' 59" W, 127.96 feet to an iron rod found;

S 00° 20' 10" W, 224.85 feet to an iron rod found;

N 89° 38' 22" W, 224.97 feet to the point of beginning;

Containing 99,336 square feet or 2.28 acres, more or less.

EXHIBIT B

TITLE EXCEPTIONS

1. Real property taxes and assessments for the year 2019, and subsequent years, not yet due and/or payable.

2. All matters shown on plat(s) of record in Book 6200, page 444, in the Register's Office of Davidson County, Tennessee.

3. The following matters disclosed by an ALTA/NSPS survey made by Barge Design Solutions on 12/13/00 and last revised April 11, 2019, designated Job No. 3398705:

   a) Gate and block wall encroach over the westerly line of the Land and onto the right of way of Plus Park Boulevard;

   b) Fence encroaches over the southerly and easterly lines of the Land onto adjacent property by an undisclosed amount;

   c) Fence located on property lying northerly encroaches onto the Land by an undisclosed amount.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER IS $7,064,843.00.

Business	Legal
DL	RJ

CA Nashville 320 PPB LLC,
a Delaware limited liability company

By: _____
Print Name: Bari Cooper Sherman
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 May 30, 2019, before me, Tisa Marie Goehner a Notary Public, personally appeared Bari Cooper Sherman 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 of Notary

(Affix seal here)

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

True Copy Certification

I, Rogelio Pineda, 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 IL

County of Cook

Personally appeared before me, Heather Peterson, a notary public for this county and state, Rogelio Pineda 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: 10/5/19
Notary' Seal (if on paper)

OFFICIAL SEAL
HEATHER R. PETERSON
Notary Public - State of Illinois
My Commission Expires 10/05/2019