Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Oracle America, Inc. 500 Oracle Parkway Redwood City, California 94065	Map/Parcel No. 082-060-068.00	Same Address As New Owner

This instrument prepared by: Bradley Arant Boult Cummings LLP (JTT), 1600 Division Street, Suite 700, Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 648193 DEEDWARRSP
06/02/2021 01:43:00 PM 5 pgs
Fees: $28.00 Taxes: $64,436.98
20210602-0074039

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, IMI TENNESSEE, LLC, an Indiana limited liability company, successor by conversion to IMI Tennessee, Inc., (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to ORACLE AMERICA, INC., a Delaware corporation (the "Grantee"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all buildings, structures, fixtures and other improvements located on such real property (excluding any personal property and trade fixtures of Grantor and the fixtures and items set forth on Exhibit B), and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property is made "AS IS ,WHERE IS", and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit C, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property located at 1433 Cowan Court, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging, subject to the Permitted Exceptions, to the Grantee Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Exceptions. Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise, except claims arising under or by virtue of the Permitted Exceptions.

STATE OF New Jersey
COUNTY OF Bergen

The actual consideration or value, whichever is greater, for this transfer is $17,415,400.

Affiant

Subscribed and sworn to before me this 26 day of May, 2021.

Notary Public
My Commission Expires: 01/13/2026

JESSICA MENA NOTARY PUBLIC NEW JERSEY

JESSICA MENA
NOTARY PUBLIC OF NEW JERSEY
Commission # 50148357
My Commission Expires 01/13/2026

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 1st day of June, 2021.

GRANTOR:

IMI TENNESSEE, LLC

By: _____
Name: Cris Mabbitt
Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Chris Raybeck, of the state and county aforesaid, personally appeared Cris Mabbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged her/himself to be the President of IMI Tennessee, LLC, the within named bargainor, an Indiana limited liability company, and that s/he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by her/himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26th day of May, 2021.

_____
Notary Public
My Commission Expires: 7/5/21

CHRIS RAYBECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee and being known as Lot 1 on the plat of Resubdivision of Cowan Industrial Park Section 4 & 3, Cowan Industrial Park Section 6, of record in Instrument Number 200907280070733, in the Register's Office of Davidson County Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Grantor, successor by conversion to IMI Tennessee, Inc., formerly known as New Albany Concrete Service, Inc. by deeds of record in Book 10045, page 686 and Instrument Number 200908240079326 in the Register's Office of Davidson County Tennessee. The said New Albany Concrete Service Inc., changed its name to IMI Tennessee, Inc. by Articles of Amendment of record in Instrument No. 200908240079325 in the Register's Office of Davidson County Tennessee.

EXHIBIT B

EXCLUDED PROPERTY

Silo #1
Silo#2
Water Tank
Water Tank
Mixer
Cement Scale And Augers
Load and Go and Conex
Storage Conex
Storage Conex
Storage Conex
Storage Conex
Aggregate Scale Section
Ground Bins
Ground Bins
Conveyors
Conveyors
Conveyors
Structure For Silos
Structure For Silos
Structure For Silos
Charge Conveyor
Fluids and Block Molds
Fuel Tank
Admix Conex
Admix Tanks And Water Heater
950m Loader
928 Loader
Miscellaneous Walkways and Platforms
Structure I beams
Washdown Stands

EXHIBIT C

PERMITTED ENCUMBRANCES

1. Real property taxes for the calendar year 2021 and subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Instrument No. 200907280070733.

3. Warranty Deeds of Flowage Easement of record in Book 2155, page 341, Book 2155, page 351 and 2155, page 479, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 2245, page 167, Register's Office for Davidson County, Tennessee.

5. Restrictions contained in deed of record in Book 4012, page 652, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage and Force Main of record in Book 8625, page 256, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Instrument No. 200605050052765, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 200605050052847, Register's Office for Davidson County, Tennessee.

9. Easement Agreement of record as Instrument No. 200908240079327, Register's Office for Davidson County, Tennessee.

10. Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.

11. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

12. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland River.

13. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

14. Matters shown on the certain ALTA/NSPS Land Title Survey by Wilson & Associates, P.C dated May 20, 2021 being Project Number 20-1629.

15. Lease by and between Oracle America, Inc. a Delaware corporation, as Landlord and IMI Tennessee, LLC, as Tenant, executed as of the date hereof.

16. All governmental rules and regulations (including the zoning ordinance) applicable to the ownership and use of the Property and any portion thereof.