Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Oracle America, Inc. 500 Oracle Parkway Redwood City, California 94065	Map/Parcel No. 082-060-089.00	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# 648198 DEEDWARRSP
06/02/2021 01:47:29 PM 4 pgs
Fees: $23.00 Taxes: $18,699.80
20210602-0074052

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, MARK STEVEN MEADOWS, an individual resident of the state of Tennessee (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, 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, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property located at 1436 Cowan Court, Nashville, Tennessee.

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

STATE OF New Jersey
COUNTY OF Bergen

The actual consideration or value, whichever is greater, for this transfer is $5,054,000.

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 OF NEW JERSEY
Commission # 50148357
My Commission Expires 01/13/2026

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 himself and his heirs 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 no further or otherwise, subject, however, to matters shown as Permitted Exceptions.

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

GRANTOR:

Mark Steven Meadows.
Mark Steven Meadows

STATE OF TN)
COUNTY OF Davidson)

Before me, Jennifer Thompson, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Steven Meadows, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this the 26th day of May, 2021.

Notary Public

JENNIFER THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
7-5-2021

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit; being Lot No. 5, on the plat of record in Plat Book 6250, page 279, Register's Office for Davidson County, (Section Six, Cowan Industrial Park, 1st Civil District, Nashville, Davidson County, Tennessee) located on Cowan Court cul-de-sac.

Being the same property conveyed to Joe E. Link and Mark Steven Meadows, as tenants in common, by Warranty Deed from Cherokee Equity Corporation, recorded November 9, 1988, of record in Book 7699, page 585, Register's Office for Davidson County Tennessee. The said Joe E. Link having since quitclaimed his interest in the subject property to Mark Steven Meadows by Quitclaim Deed from Joe E. Link recorded October 20, 1992, in Book 8762, Page 652, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Matters shown on plats of record in Plat Book 4460, pages 172-173 and Plat Book 6250, page 279, Register's Office for Davidson County, Tennessee.

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. Right of Way Easement of record in Book 3648, page 92, Register's Office for Davidson County, Tennessee.

6. Rights retained in Deed of record in Book 7699, page 585, Register's Office for Davidson County, Tennessee.

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

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

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

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

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

12. Matters shown on that certain ALTA/NSPS Land Title Survey prepared by Wilson & Associates, PC dated May 20, 2021 being Project Number 20-1629.

13. Lease by and between Oracle America, Inc. a Delaware corporation, as Landlord and Mark Steven Meadows, as Tenant, executed as of the date hereof.