Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Oracle America, Inc. 500 Oracle Parkway Redwood City, California 94065	Map/Parcel No. 082-060-085.00	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# 648202 DEEDWARRSP
06/02/2021 01:49:44 PM 4 pgs
Fees: $23.00 Taxes: $32,070.86
20210602-0074058

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, ADVANCED PLATING, INC., a Tennessee corporation (the "Grantor") incorrectly identified in the vesting deed of record at Book 10785, Page 34, Register's Office of Davidson County, Tennessee as Advance Plating, Inc., 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 1425 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.

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 TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,667,800.00.

Affiant

Subscribed and sworn to before me this 21st day of May, 2021.

Notary Public
My Commission Expires:_____

BOBBIE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

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

GRANTOR:

ADVANCED PLATING, INC.

By: Steven R Tracy
Name: Steven R. Tracy
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Richard W. Sebastian, of the state and county aforesaid, personally appeared Steven R. Tracy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of Advanced Plating, Inc., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 21st day of May, 2021.

Notary Public
My Commission Expires: 1/3/23

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 03, 2023

EXHIBIT A

PROPERTY DESCRIPTION

A tract of Land situated in the 1st Civil District of Davidson County, Tennessee, also being Lot No. 1 as shown on the final plat entitled "Section Six-Cowan Industrial Park", as of record in Plat Book 6250, Page 279, Register's Office for Davidson County, Tennessee.

Beginning at an iron rod in the South margin of Cowan Court, also being the North East corner of Lot No. 2 of Section Six-Cowan Industrial Park; thence, with said margin South 83 degrees 02 minutes 00 seconds East 31.31 feet to a P.K. nail; thence leaving said margin South 09 degrees 41 minutes 30 seconds East 672.53 feet to a concrete monument at the South East corner of this tract; thence North 83 degrees 02 minutes 00 seconds West 208.76 feet to an iron rod being the South West corner of this lot and the South East corner of Lot 3 as shown on th aforementioned plat of record; thence with a common line of this lot and Lot 3 North 09 degrees 41 minutes 30 seconds West 440.15 feet to an iron rod; thence North 80 degrees 18 minutes 30 seconds East 170.00 feet; thence North 09 degrees 41 minutes 30 seconds West 181.52 feet to the point of beginning.

Being a portion of the same property conveyed to North Bros., Inc. by Warranty Deed from National Service Industries, Inc., recorded August 31, 1996 in Bookk 10262, Page 601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NB Acquisition Corp. by Limited Warranty Deed from North Bros., Inc. recorded February 28, 1997, in Book 10364, page 181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor (incorrectly identified therein as Advance Plating, Inc.) by deed from NB Acquisition Corporation nka North Bros., Inc. recorded February 6, 1998, in Book 10785, Page 34, 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. 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 of record in Book 5170, page 845, Register's Office for Davidson County, Tennessee.

7. Location of railroad tracks on the Property and rights of the railroad company servicing the railroad located on the Property in and to the ties, rails and other properties constituting said railroad siding in and to the use thereof.