Karen Johnson Davidson County
Batch# 648234 DEEDWARRSP
06/02/2021 02:17:37 PM 6 pgs
Fees: $33.00 Taxes: $140,881.20
20210602-0074104

FROM: 700 Cowan Partners LLC, an Illinois limited liability company
TO: Oracle America, Inc., a Delaware corporation

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| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| Oracle America, Inc.<br>500 Oracle Parkway<br>Redwood City, California 94065 | (same) | Map 82-6, Parcel 69 |

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THIS INSTRUMENT PREPARED BY: Austin Leist, Fried, Frank, Harris, Shriver & Jacobson LLP, One New York Plaza, New York, New York 10004

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STATE OF NEW JERSEY )
COUNTY OF Bergen )

The actual consideration or value, whichever is greater, for this transfer is THIRTY EIGHT MILLION SEVENTY SIX THOUSAND AND NO/100 DOLLARS ($38,076,000.00).

Affiant

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

Notary Public

My Comm. Expires: 01/13/2026

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

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SPECIAL WARRANTY DEED

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FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, 700 Cowan Partners LLC, an Illinois limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto Oracle America, Inc., a Delaware corporation (the "**Grantee**"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is improved property known as 700 Cowan Street, Nashville, Tennessee 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest and all privileges, rights, claims of adverse possession, rights of way and easements now or hereafter adjoining the Property, 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 Property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to the Property or used in connection with the beneficial use and enjoyment of the Property or any improvements thereon, or in anywise appertaining to the Property or the improvements thereon, thereto belonging to the Grantee, its successors and assigns forever.

The Grantor covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but not further or otherwise, except as to the Permitted Exceptions, to which this conveyance is expressly made subject.

[*signature page follows*]

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

**GRANTOR:**

**700 COWAN PARTNERS LLC,**
an Illinois limited liability company

By: Monroe Asset Management LLC,
an Illinois limited liability company,
its Manager

By: MIP Ventures LLC,
an Illinois limited liability company,
its Manager

By: _____
Name: Donald J. Allen
Title: Manager

[*acknowledgment follows*]

STATE OF ILLINOIS )

COUNTY OF COOK )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald J. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be a Manager of MIP Ventures LLC, an Illinois limited liability company, the Manager of Monroe Asset Management LLC, an Illinois limited liability company, the Manager of 700 Cowan Partners LLC, the within named bargainor, an Illinois limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a Manager of MIP Ventures LLC, the Manager of Monroe Asset Management LLC, the Manager of the limited liability company.

WITNESS my hand and seal, at office in CHICAGO, ILLINOIS, this the 27th day of MAY, 2021.

PENELOPE A FAULKNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 25, 2021

Penelope A. Faulkner
NOTARY PUBLIC

[SEAL]

My Commission Expires: JUNE 25, 2021

Exhibit A

Legal Description

Being land in Nashville, First Civil District, Fifth Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Cowan Street and Cowan Court, and being more particularly described as follows:

BEGINNING at an iron pin at-the point of intersection of the southerly right-of-way line of Cowan Court and the westerly right-of-way line of Cowan Street, said point being the northeasterly corner of the herein described parcel;

THENCE, with said westerly right-of-way line of Cowan Street, South 09° 41' 30" East, 652.88 feet to an iron pin;

THENCE, continuing with said westerly right-of-way line with a curve to the left, 156.58 feet to an iron pin, said curve having a central angle of 17° 37' 07", a radius of 509.21 feet, a tangent of 78.91 feet and a chord of South 18° 32' 13" East, 155.97 feet;

THENCE, leaving said westerly right-of-way line with the northerly line of the property conveyed to Cargill, Inc., by deed of record in Book 6096, page 851, Register's Office for Davidson County, Tennessee, North 83° 03' 02" West, 591.87 feet to a P.K. Nail (set);

THENCE, with an easterly line of said Cargill property and the easterly line of property conveyed to Advance Plating, Inc. by deed of record in Book 10785, page 34, Register's Office for Davidson County, Tennessee, North 09° 42' 07" West, 800.18 feet to an iron pin in the southerly right-of-way line of Cowan Court;

THENCE, with said southerly right-of-way line, South 83° 01' 13" East, 567.08 feet to the point of BEGINNING.

Containing 435,661 square feet or 10.00 acres, more or less, according to an ALTA/ACSM Land Title Survey (700 Cowan Street) prepared by Barge Waggoner Sumner & Cannon, Inc., William C. Cockrill, Tennessee Registered Land Survey No. 1401, originally issued on December 29, 2000, revised on January 4, 2001, reinspected and updated on April 4, 2005 and bearing job no. 32055-00.

Being the same property conveyed to 700 COWAN PARTNERS LLC, an Illinois limited liability company, by Quitclaim Deed of record in Instrument No. 20180110-0003406, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Rights of the following tenant(s) in possession, as tenant(s) only: Byrd Corp.
3. All matters shown on plat(s) of record in Plat Book 5210, Page 165, in the Register's Office of Davidson County, Tennessee.
4. Easement(s) for Sewer of record in Book 2297, Page 189, as amended by Exception to Easement of record in Book 4016, Page 851, said Register's Office.
5. Non-discrimination covenants contained in deed of record in Book 4012, Page 652, said Register's Office.
6. Easement of record in Book 4649, Page 457, said Register's Office.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Cowan Industrial Park to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5170, Page 845, said Register's Office.
8. Easement(s) contained in deed of record in Book 6903, Page 146, said Register's Office.
9. Easement(s) contained in final order of record in Book 8839, Page 568, said Register's Office.
10. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the Property.
11. Terms and provisions of record in Memorandum of Agreement of record as Instrument No. 20190923-0096230, said Register's Office.
12. Any and all matters shown on or disclosed by that certain ALTA/NSPS Land Title Survey of the Property prepared by Crawford & Cummings, P.C., dated 10/30/19 and identified as CCPC Job No. 19-077.
13. Any and all matters shown on or disclosed by that certain ALTA/NSPS survey made by Wilson and Associates, P.C. on 2/11/21, last revised 5/20/21, designated as Project No. 20-1629.