Karen Johnson Davidson County
Batch# 648234 DEEDWARRSP
06/02/2021 02:17:37 PM 6 pgs
Fees: $33.00 Taxes: $6,467.60
20210602-0074105

FROM: 701 Cowan Partners LLC, an Illinois limited liability company
TO: Oracle America, Inc., a Delaware corporation

Address New Owner as follows:

Oracle America, Inc.
500 Oracle Parkway
Redwood City, California 94065

Send Tax Bills to:

(same)

Map-Parcel Number:

Map 82-6, Parcel 1

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

STATE OF NEW JERSEY)
COUNTY OF Bergen)

The actual consideration or value, whichever is greater, for this transfer is ONE MILLION SEVEN HUNDRED FORTY EIGHT THOUSAND AND NO/100 DOLLARS ($1,748,000.00).

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 NEW JERSEY

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, 701 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 701 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:

701 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 701 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

Land located in the 5th Council District of Nashville, Davidson County, Tennessee, on the easterly margin of Cowan Street, North of Jefferson Street, said Land being Lot No. 1 Final Plat for CKM Properties recorded in Book 9700, page 683, Registers office for Davidson County, Tennessee, described according to an ALTA/ACSM Land Title survey dated 11-13-07 by Campbell McRae & Associates Surveying, Inc., (John Hood TN R.L.S. #1838) as follows:

Beginning at a nail (old) on the easterly margin of Cowan Street (80 foot wide R.O.W.), said nail being the southwest corner of the Tallman, Inc., of Delaware Land (Book 4207, page 602, Registers office for Davidson County, Tennessee); and the northwest corner of Lot No. 1, Final Plat for CKM Properties (Book 9700, page 683, Registers office for Davidson County, Tennessee; thence leaving said easterly margin with the line between said Tallman and said Lot No. 1, N 81 degrees 05' 03" E 200.47 feet to an iron rod (old) in the westerly margin of interstate highway 24; thence with said interstate margin South 09 degrees 34'34" E 97.89 feet to an iron rod (old); thence South 04 degrees 12' 00" W 2.21 feet to an iron rod (old) at the northeast corner of Lot No. 2 of said CKM Properties owned by Charles Ewing and Donna Ewing (Book 11725, page 360, Registers office of Davidson County, Tennessee); thence with said Ewing and the line between said Lot No. 1 and Lot No. 2 South 81 degrees 09' 28" W 198.19 feet to an iron rod (old) in the easterly margin of said Cowan Street; thence with said easterly margin with a curve to the right that has a radius of 469.47 feet a chord bearing and distance of N 12 degrees 03' 28" W. 41.14 feet for an ARC length of 41.15 feet to a survey nail (new); thence N 09 degrees 33' 08" W. 58.71 feet to the point of beginning containing 20005.45 square feet or 0.46 acres more or less.

Being the same property conveyed to 701 Cowan Partners, an Illinois general partnership, by Warranty Deed of record in Instrument No. 20071126-0136848, in the Register's Office of Davidson County, Tennessee.

By Articles of Conversion filed on January 9, 2018, with the Illinois Secretary of State, 701 Cowan Partners has been converted to 701 Cowan Partners LLC, an Illinois limited liability company.

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: CANA Wine Company LLC, The Lamar Corporation and Lamar TN, LLC.
3. All matters shown on plat(s) of record in Book 9700, Page 683, said Register's Office.
4. Non-discrimination covenants contained in Deed of record in Book 4054, Page 595, said Register's Office.
5. Lack of direct access to a controlled access highway, I-24/I-65.
6. Terms and provisions of record in Memorandum of Agreement of record as Instrument No. 20190923-0096230, said Register's Office.
7. 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 12/11/19 and identified as CCPC Job No. 19-070.
8. 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.