Karen Johnson Davidson County
Batch# 648234 DEEDWARRSP
06/02/2021 02:17:37 PM 7 pgs
Fees: $38.00 Taxes: $181,233.40
20210602-0074109

FROM: CI 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 83
Map 82-2, Parcel 79

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 FORTY EIGHT MILLION NINE HUNDRED EIGHTY TWO THOUSAND AND NO/100 DOLLARS ($48,982,000.00).

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

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, CI 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 740-750 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 \ day of June, 2021.

GRANTOR:

CI 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 CI 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

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the plan of the Resubdivision of Lot No. 4 of Cowan Industrial Park, of record in Plat Book 5050, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the plan of Cowan Industrial Park, Revised Section Two, of record in Plat Book 5050, page 49, as corrected by an Engineer's Certificate of Correction of record in Book 5127, page 587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to CI PARTNERS, LLC, an Illinois limited liability company, by deed from The Equitable Life Assurance Society of the United States, a New York corporation, by deed of record as Instrument No. 20001229-0127510, as re-recorded as Instrument No. 20010220-0015618, dated December 26, 2000, said Register's Office.

Exhibit B

Permitted Exceptions

Map 82-2, Parcel 79

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: Gallagher Staging Nashville, Inc., Soundcheck Nashville, LLC, Lifeway Christian Resources of the Southern Baptist Convention and Soundcheck, LLC.
3. All matters shown on plat(s) of record in Book 5050, Page 31, in the Register's Office of Davidson County, Tennessee.
4. All matters shown on plat(s) of record in Book 4460, Page 172 and Book 4460, Page 173, said Register's Office.
5. Right of Way Easement(s) to Colonial Pipeline Company, a Delaware corporation, its successors and assigns, of record in Book 4985, Page 132, as re-recorded in Book 5041, Page 340; and affected by Revocation of Right-of-Way Easement of record in Book 5136, Page 683, said Register's Office.
6. Title to that portion of the Property lying below the ordinary low water mark of the Cumberland River.
7. Easement for the flow of the waters of Cumberland River, and the rights of the public therein.
8. Rights of upper and lower riparian owners to the flow of the waters of Cumberland River, free from diminution or pollution.
9. Changes in the boundary of the Property resulting from erosion or accretion caused by the flow of Cumberland River.
10. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the Property.
11. Lack of direct access to a controlled access highway, I-65.
12. Right of Way Easement from Oman Construction Company, Inc., a Tennessee corporation to Colonial Pipeline Company, of record in Book 3648, Page 92, said Register's Office.
13. Terms and provisions of record in Memorandum of Agreement of record as Instrument No. 20190923-0096230, said Register's Office.
14. Any and all matters shown on or disclosed by (i) that certain ALTA/NSPS Land Title Survey of the Property prepared by Crawford & Cummings, P.C., dated 8/29/17 (revised 9/26/17) and identified as CCPC Job No. 17-085, and (ii) that certain ALTA/NSPS Land Title Survey of the Property prepared by Crawford & Cummings, P.C., dated 12/5/19 and identified as CCPC Job No. 19-072.

15. 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.

Map 82-6, Parcel 83

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: Gallagher Staging Nashville, Inc., Soundcheck Nashville, LLC, Lifeway Christian Resources of the Southern Baptist Convention and Soundcheck, LLC.
3. All matters shown on plat(s) of record in Book 5050, Page 49, as corrected by Engineer's Certificate of Correction in Book in Book 5127, Page 587; and Book 5200, Page 384, said Register's Office.
4. All matters shown on plat(s) of record in Book 4460, Page 172 and Book 4460, Page 173, said Register's Office.
5. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the Property.
6. Lack of direct access to a controlled access highway, I-65.
7. Right of Way Easement from Oman Construction Company, Inc., a Tennessee corporation to Colonial Pipeline Company, of record in Book 3648, Page 92, said Register's Office.
8. Terms and provisions of record in Memorandum of Agreement of record as Instrument No. 20190923-0096230, said Register's Office.
9. Any and all matters shown on or disclosed by (i) that certain ALTA/NSPS Land Title Survey of the Property prepared by Crawford & Cummings, P.C., dated 8/29/17 (revised 9/26/17) and identified as CCPC Job No. 17-085, and (ii) that certain ALTA/NSPS Land Title Survey of the Property prepared by Crawford & Cummings, P.C., dated 12/5/19 and identified as CCPC Job No. 19-072.
10. 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.