SPECIAL WARRANTY DEED

FROM: YMC BRIDGESTONE INVESTMENTS, LLC, a Delaware limited liability company

TO: NASHVILLE TN VI FGF, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
NASHVILLE TN VI FGF, LLC c/o Boyd Watterson Acquisitions, LLC One North Wacker Drive, Suite 4025 Chicago, Illinois Attn.: Jeffrey Hurvitz	Boyd Watterson Acquisitions, LLC One North Wacker Drive, Suite 4025 Chicago, Illinois Attn.: Jeffrey Hurvitz	095-03-0-023.00

THIS INSTRUMENT PREPARED BY: Debra James, Ervin Cohen & Jessup, LLP, 9401 Wilshire Boulevard, 9th Floor, Beverly Hills, CA 90212-2974

STATE OF Tennessee)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $15,500,000.00.

Affiant
Name: Savannah Suiters
Title: Post-Closing Coordinator

Subscribed and sworn to before me, this the 29th day of June, 2022.

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Melissa Ann Foster
Notary Public
My Comm. Expires: 10/02/2023

Karen Johnson Davidson County
Batch# 882543 DEEDWARRSP
06/30/2022 01:04:37 PM 8 pgs
Fees: $43.00 Taxes: $57,350.00
20220630-0076128

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, YMC BRIDGESTONE INVESTMENTS, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto NASHVILLE TN VI FGF, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated by this reference herein.

This is improved property located at One Bridgestone Park, Nashville, TN 37214.

Said property is transferred subject to the limitations, restrictions, violations, and encumbrances set forth in Exhibit B attached hereto and incorporated by this reference herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

WITNESS our hand this 22nd day of June, 2022.

YMC BRIDGESTONE INVESTMENTS, LLC,
a Delaware limited liability company
By: Yonezawa-Miller Company, LLC,
a California limited liability company, its Manager
By: Pathfinder Capital LLC,
a California limited liability company, its Manager

By: _____
Name: Craig T. Yonezawa
Title: Managing Member

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Craig T. Yonezawa, who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be Managing Member of Pathfinder Capital LLC, a California limited liability company, the Manager of Yonezawa-Miller Company, LLC, a California limited liability company, the Manager of the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, _____, this the _____ day of _____, 20_____.

_____
NOTARY PUBLIC
My Commission Expires: _____

[SEAL] SEE ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On JUNE 22, 2022 before me, Jon David Walker, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared CRAIG T. YONEZAWA
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JON DAVID WALKER
Notary Public - California
Los Angeles County
Commission # 2264190
My Comm. Expires Nov 19, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: SPECIAL WARRANTY DEED Document Date: 6-22-22
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT A TO SPECIAL WARRANTY DEED
Legal Description

The Land is described as follows:

BEING A TRACT OF LAND IN NASHVILLE, TENNESSEE, LYING IN THE 15TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, AND BEING LOT 1 ON THE PLAT OF REVISION ONE OF THE RESUBDIVISION OF LOTS ONE & TWO, PHASE 1 & 2, BRILEY CORNERS SUBDIVISION, OF RECORD IN INSTRUMENT NO. 200506170069533, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY ROBERT M. SEARSON, RLS NO. 1666, LITTLEJOHN ENGINEERING ASSOCIATES, DATED FEBRUARY 18, 2005, LAST REVISED JUNE 20, 2005, UNDER JOB NO. 25022, AS FOLLOWS:

POINT OF BEGINNING BEING A POINT LYING ON THE INTERSECTION OF SAID ROW (WIDTH VARIES) OF BRILEY PARKWAY AND SAID EASTERN ROW (70' WIDE) OF CRAIGMEADE DRIVE; THENCE ALONG SAID ROW OF BRILEY PARKWAY WITH THE FOLLOWING:

S73°53'31"E 214.22' TO A POINT; THENCE S47°25'55"E 484.06' TO A POINT; THENCE S00°42'29"W 116.43' TO A POINT; THENCE S15°05'29'E 148.35' TO A POINT; THENCE S01°36'22"E 54.37' TO A POINT; THENCE LEAVING SAID ROW OF BRILEY PARKWAY WITH THE FOLLOWING:

S46°33'52"W 157.91' TO A POINT; THENCE S85°26'59"W 72.64' TO A POINT; THENCE N29°01'55"W 90.19' TO A POINT; THENCE S62°32'49"W 151.42' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 89.46', A RADIUS OF 250.00', AN INTERIOR ANGLE OF 20°30'08" AND HAVING A CHORD BEARING AND DISTANCE OF N36°05'15"W 88.98' TO POINT; THENCE N50°01'52"W 68.38' TO A POINT; THENCE N55°11'29"W 42.39' TO A POINT; THENCE N16°16'05"E 18.18' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 78.16', A RADIUS OF 235.50', AN INTERIOR ANGLE OF 19°01'01" AND HAVING A CHORD BEARING AND DISTANCE OF N06°45'33"E 77.81' TO A POINT; THENCE N02°44'56"W 53.64' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 55.53', A RADIUS OF 25.50', AN INTERIOR ANGLE OF 124°45'41" AND HAVING A CHORD BEARING AND DISTANCE OF N59°37'54"E 45.19' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 79.13', A RADIUS OF 625.00', AN INTERIOR ANGLE OF 07°15'15" AND HAVING A CHORD BEARING AND DISTANCE OF N61°36'53"W 79.08' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 60.82', A RADIUS OF 200.00', AN INTERIOR ANGLE OF 17°25'24" AND HAVING A CHORD BEARING AND DISTANCE OF N73°57'12"W 60.58' TO A POINT; THENCE N82°39'54"W 30.29' TO A POINT LYING ON SAID EASTERN ROW OF CRAIGMEADE DRIVE; THENCE ALONG SAID ROW OF CRAIGMEADE DRIVE WITH THE FOLLOWING: N03°40'04"E 270.55' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 113.58', A

RADIUS OF 571.27', AN INTERIOR ANGLE OF 11°23'30" AND HAVING A CHORD BEARING AND DISTANCE OF N02°02'04"W 113.39' TO A POINT; THENCE N07°43'49"W 26.84' TO A POINT; THENCE N02°47'41"E 26.91' TO THE POINT OF BEGINNING.

CONTAINING 316,230 SQUARE FEET OR 7.26 ACRES.

Being the same property conveyed to YMC OLDSMAR INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from DES-TECH (TN) LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, of record as Instrument No. 20180314-0024127 and as Instrument No. 20180315-0024300, dated March 14, 2018, said Register's Office.

EXHIBIT B TO SPECIAL WARRANTY DEED
Permitted Exceptions

1. Any defect, lien, encumbrance, adverse claim, or other matter of Public Record as of June 30, 2022 or which first appears, attaches or is disclosed at any time thereafter and was not created by GRANTOR or persons claiming by, through or under Grantor.

2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises as of June 30, 2022.

3. Rights and claims of parties in possession of any part of the Land or improvements thereon as of June 30, 2022.

4. Mechanics', contractors', or materialmen's liens and lien claims, if any, where no notice thereof appears on record as of June 30, 2022.

5. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof on or before June 30, 2022.

6. Liens, encumbrances, or claims thereof, which are not shown by the public record and were not created by GRANTOR or persons claiming by, through or under Grantor. .

7. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 095-03-0-023.00, a lien not yet due and payable.

8. Matters shown on the Plan of record as Instrument No. 20040220-0019758, in the Register's Office for Davidson County, Tennessee.

9. Matters shown on the Plan of record as Instrument No. 20050617-0069533, said Register's Office.

10. Matters shown on the Plan of record in Book 6900, page 333, said Register's Office.

11. Stormwater Detention Agreement of record as Instrument No. 20050428-0047407, said Register's Office.

12. Appurtenant Access Easement Agreement by and between DES-TECH (TN) Limited Partnership, a Delaware limited partnership, and Boyle Craigmeade, L.P., a Tennessee limited partnership, of record as Instrument No. 20050629-0074925, said Register's Office.

13. Limited Access Easement Agreement by and between Boyle Craigmeade, L.P., a Tennessee limited partnership and DES-TECH (TN) Limited Partnership, a Delaware limited partnership, of record as Instrument No. 20050629-0074927, said Register's Office.

14. General Access Easement Agreement by and between Boyle Craigmeade, L.P., a Tennessee limited partnership and DES-TECH (TN) Limited Partnership, a Delaware limited partnership, of record as Instrument No. 20050629-0074928, said Register's Office.

15. Lease Agreement by and between DES-TECH (TN) Limited Partnership, as Lessor and the Tennessee Board of Regents, as Tenant, of record as Instrument No. 20160104-0000321, said Register's Office.

16. Lack of direct access to and from controlled access highway.