Karen Johnson Davidson County
Batch# 1026723 DEEDWARRSP
07/14/2023 04:08:30 PM 5 pgs
Fees: $28.00 Taxes: $59,755.00
20230714-0054302

This instrument was prepared by:
Kelly L. Worman
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Mainstream Office Partners LLC 2765 Sand Hill Road, Suite 200 Menlo Park, CA 94025 Attn: Richard Holmstrom and Max Sanford	Mainstream Office Partners LLC 2765 Sand Hill Road, Suite 200 Menlo Park, CA 94025 Attn: Kevin Kujawski and Michael Griffin	070 10 0 014.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DRAKE PACER MAINSTREAM ACQUISITION, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **MAINSTREAM OFFICE PARTNERS LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

This is improved property located at 621 Mainstream Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with any and all improvements located thereon, and with all the appurtenances, estate, title, interest and hereditaments there unto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $16,150,000.00.

Affiant

Subscribed and sworn to me this 13th day of July, 2023.

NOTARY PUBLIC
My Commission Expires:

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 14th day of July, 2023.

GRANTOR:

DRAKE PACER MAINSTREAM ACQUISITION, LLC, a Delaware limited liability company

By: _____
Jon R. Bourbeau, its Authorized Signatory

STATE OF MASSACHUSETTS)
COUNTY OF Nk. Blk)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Jon R. Bourbeau, 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 Authorized Signatory of Drake Pacer Mainstream Acquisition, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Authorized Signatory.

Witness my hand and seal, at office this 11th day of July, 2023.

_____
NOTARY PUBLIC Erik Potter

ERIK T. POTTER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
May 02, 2026

My Commission Expires: 5/2/26

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being known and designated as Lot 2, Tract 37M as shown on a plat entitled "Section 20, Resubdivision of Part of Section 17, Tract 37M, MetroCenter", and recorded among the Land Records of Davidson County, Tennessee, in Plat Book 6200, Page 231. Containing 7.175 acres, more or less, to which plat reference is hereby made for a more complete description.

Together with a non-exclusive easement for joint access as set forth in a Declaration of Reciprocal Rights and Easements of record in Book 6542, Page 960, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Drake Pacer Mainstream Acquisition, LLC, a Delaware limited liability company, by Special Warranty Deed from YTG Nashville, LP, a Delaware limited partnership, of record in Instrument No. 20170608-0057762, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 6200, Page 231, in the Register's Office of Davidson County, Tennessee.

3. All matters contained in Deed of record in Book 6042, Page 552, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Reciprocal Rights and Easements, by The Corners Building, Inc., a Delaware corporation, of record in Book 6542, Page 960, as affected by Amendment in Book 6985, Page 85, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park, by Metrocenter Properties, a Tennessee general partnership, of record in Book 7487, Page 952, in the Register's Office of Davidson County, Tennessee.

6. Title to that portion of the land 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 land resulting from erosion or accretion caused by the flow of Cumberland River.

10. Rights of the United States to unilaterally flood the land.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact correct copy of the original document executed and authenticated according to law on 7/14/2023.

Bainbridge Dillion
Affiant Signature

Date: 7/14/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of July, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 7/14/2023

