Karen Johnson Davidson County
Batch# 1278553 DEEDWARRSP
05/29/2025 07:42:30 AM 6 pgs
Fees: $33.00 Taxes: $44,400.00
20250529-0041948

FROM: BURTON 1 & 2, LLC, a Tennessee limited liability company
TO: DRG BURTON HILLS I, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number
DRG Burton Hills I, LLC 1 Burton Hills Blvd., Suite 150W Nashville, TN 37215	DRG Burton Hills I, LLC 1 Burton Hills Blvd., Suite 150W Nashville, TN 37215	131-06-0A-001.00 CO

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2025.

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

Notary Public

My Comm. Expires: 07-18-2028

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **BURTON 1 & 2, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DRG BURTON HILLS I, LLC**, a Delaware limited liability company ("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").

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

This is improved property located at 1 Burton Hills Blvd., Nashville, Tennessee 37215.

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 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 follows*]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of May 28, 2025.

GRANTOR:

BURTON 1 & 2, LLC,
a Tennessee limited liability company

By: Eakin Properties, LLC,
a Tennessee limited liability company,
its manager

By: John W Eakin
Name: John W. Eakin
Title: Chief Manager

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY ~~OF~~ Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John W. Eakin, 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 Chief Manager of Eakin Properties, LLC, a Tennessee limited liability company, manager of Burton 1 & 2, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief 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 such officer.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 22nd day of May, 2025.

Linda J. Boggess
NOTARY PUBLIC

[SEAL]

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 03, 2026

My Commission Expires: 3-3-2026

#521295882

Exhibit A

Legal Description for the Property

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Unified Plat of Subdivision, Burton Hills II, of record as Instrument No. 20130313-0024807, 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 EP REAL ESTATE FUND, L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed from CORNERSTONE SUBURBAN OFFICE, L.P., A DELAWARE LIMITED PARTNERSHIP, of record as Instrument No. 20020604-0067640, dated June 4, 2002, said Register's Office.

EP REAL ESTATE FUND, L.P., A TENNESSEE LIMITED PARTNERSHIP, conveyed said property to BURTON 1 & 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20150515-0044832, dated May 15, 2015, said Register's Office.

TOGETHER WITH the easement rights as set forth in the Access and Parking Easement Agreement of record as Instrument No. 20130613-0060702, and amended as Instrument No. 202505290041947, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 131-06-0A-001.00 CO, a lien not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20130313-0024807, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6740, page 366, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7519, page 978, as modified by Ordinance of Metropolitan Government of record as Instrument No. 20050621-0071302, said Register's Office

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20130225-0018322, said Register's Office.

6. Access and Parking Easement Agreement of record as Instrument No. 20130613-0060702, and amended as Instrument No. 202505290041947 , said Register's Office.

Certificate of Authenticity

I, Melissa Gorcs, 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 copy of the original document executed and authenticated according to law on May 22, 2025.

Date

Affiant Signature

May 28, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of May, 2025.

Lisa Farris
Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON