

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Menlo Equities 2765 Sand Hill Road, Suite 200 Menlo Park, California 94025 Attention: Michael Johnston and Richard Holmstrom	053-109.03	c/o Menlo Equities 2765 Sand Hill Road, Suite 200 Menlo Park, California 94025 Attention: Kevin Kujawski and Michael Griffin
This instrument prepared by: Mayer Brown LLP, 1999 K Street NW, Washington, DC 20006, Attn: Victor V. Pham. Esq.		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SVT ASPEN CORPORATE CENTER 400, L.P.**, a Delaware limited partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **FRANKLIN TECHNOLOGY PARTNERS LLC**, a Delaware limited liability company (the "Grantee"), Grantee's heirs, successors, and assigns, certain land in Williamson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property"), together with any and all improvements located thereon.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with any and all improvements located thereon, and with all appurtenances, estate, title, and interest thereto belonging or in any wise appertaining to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

Said property being improved property known as Aspen Corporate Center 400, 425 Duke Drive, Franklin, Tennessee.

[Signature Page Follows]

**BK/PG: 9071/744-750
22033997**

7 PGS : DEED	
TRACY RICHARDSON	892110 - 22033997
08/04/2022 - 03:02:32 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	90650.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	90688.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS

STATE OF DC
 COUNTY OF DC

The actual consideration or value, whichever is greater, for this transfer is \$24,500,000.00.

[Signature]
 Affiant

Subscribed and sworn to before me this 2 day of August, 2022.

[Signature]
 Notary Public
 My Commission Expires: 2/14/27

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4 day of August, 2022.

SVT ASPEN CORPORATE CENTER 400, L.P.,
a Delaware limited partnership

By: SVT SF Owner GP, L.L.C.,
a Delaware limited liability company
its general partner

By: [Signature]
Name: Jonathan Coldicott
Title: Authorized Signatory

STATE OF DC)
COUNTY OF DC)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jonathan Coldicott, 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 the Authorized Signatory of SVT SF Owner GP, L.L.C., a Delaware limited liability company, the general partner of SVT Aspen Corporate Center 400, L.P., the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Authorized Signatory.

WITNESS my hand and seal at office in Washington, DC, this the 2 day of August, 2022.

[Signature]
Notary Public
My Commission Expires: 2/14/27



EXHIBIT A to Deed
Legal Description of Property

A tract of land lying in Franklin, Williamson County, Tennessee, being Lot No. 127 on the Final Subdivision Plat of Aspen Grove Subdivision Resubdivision of Lot 127, Section T5, Revision 6, of record in Plat Book 51, page 98, Register's Office for Williamson County, Tennessee.

Being the same property conveyed to SVT Aspen Corporate Center 400, L.P., a Delaware limited partnership by Deed of record in Book 6423, page 521, Register's Office for Williamson County, Tennessee.

EXHIBIT B to Deed
Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Plat Book 51, Page 98, in the Register's Office of Williamson County, Tennessee, excluding the 24' access easement from the southern boundary of the Property to Mary Lindsay Polk Drive.
3. Terms and provisions of Charter of Aspen Grove Property Owners Association, by George E. Mudter, Jr., of record in Book 824, Page 284, in the Register's Office of Williamson County, Tennessee.
4. Terms and provisions of Amended and Restated Declaration of Covenants, Conditions and Restrictions for Aspen Grove, by First American National Bank, a national banking association as successor to assignee of Cross Properties, a Tennessee general partnership, of record in Book 1169, Page 658; as affected by First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Aspen Grove in Book 1325, Page 474; Second Amendment to Declaration of Covenants, Conditions and Restrictions for Aspen Grove in Book 890, Page 27, as rerecorded in Book 896, Page 101, in the Register's Office of Williamson County, Tennessee.
5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewer Mains, by and between First American National Bank and City of Franklin, Tennessee, its successors and assigns forever, of record in Book 1354, Page 830, in the Register's Office of Williamson County, Tennessee.
6. Terms and provisions of Inspection and Maintenance Agreement of Private Stormwater Management Facilities, by and between Duke Realty and City of Franklin, of record in Book 3953, Page 531, in the Register's Office of Williamson County, Tennessee.
7. Terms and provisions of Exclusive Easement, by and between Duke-Realty Limited Partnership and Mallory Valley Utility District of Williamson County, Tennessee, of record in Book 4151, Page 133, in the Register's Office of Williamson County, Tennessee.
8. Terms and provisions of Right of Way Easement, by and between Duke Realty Limited Partnership and Middle Tennessee Electric Membership Corporation, a cooperative corporation, and to its successors or assigns, of record in Book 4300, Page 919, in the Register's Office of Williamson County, Tennessee.
9. Terms and provisions of Right of Way Easement, by and between Duke Realty Limited Partnership and Middle Tennessee Electric Membership Corporation, a cooperative corporation, and to its successors or assigns, of record in Book 4534, Page 616, in the Register's Office of Williamson County, Tennessee.
10. Terms and provisions of Declaration of Access Easement, by Duke Realty Limited Partnership, of record in Book 4656, Page 908, in the Register's Office of Williamson County, Tennessee, as modified by that certain Assignment and Assumption of Declarant's Rights and Obligations Under and Amendment to Declaration of Access Easement, dated as of the date hereof, recorded in Book _____, Page _____ in the Register's Office of Williamson County, Tennessee.

11. Terms and provisions of Right of Way Easement, by and between Duke Realty Limited Partnership and Middle Tennessee Electric Membership Corporation, a cooperative corporation, and to its successors or assigns, of record in Book 5512, Page 546, in the Register's Office of Williamson County, Tennessee.
12. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between SVT Aspen Corporate Center 400, L.P., a Delaware partnership and Flexential LLC, a Delaware limited liability company, of record in Book 8842, Page 688, in the Register's Office of Williamson County, Tennessee.
13. Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Flexential LLC, a Delaware limited liability company to Yale Riley, Trustee, for the benefit of Wilmington Trust, National Association, of record in Book 8842, Page 693, in the Register's Office of Williamson County, Tennessee.
14. Easement for the flow of the waters of Dry Branch Creek, and the rights of the public therein.
15. Rights of upper and lower riparian owners to the flow of the waters of Dry Branch Creek, free from diminution or pollution.
16. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Dry Branch Creek.
17. The rights of tenants, as tenants only, under unrecorded lease agreements.
18. Reciprocal Easement Agreement (Aspen Corporate Center), dated as of the date hereof, recorded in Book **9071** Page **719** in the Register's Office of Williamson County, Tennessee.
19. The following matters disclosed by an ALTA/NSPS survey made by Azimuth Land Surveying on behalf of Bock & Clark Corporation on June 2, 2022, designated Network Project No. 202203033-001.
 - a. None.

Tennessee Certification of Electronic Document

I, Carol Herrera, 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 August 3, 2022.

Carol Herrera
Affiant Signature

Date: August 3, 2022

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 2021.

Sheela A. Hoover
Notary's Signature

My Commission Expires: _____

Date: _____

Notary's Seal

CALIFORNIA JURAT CERTIFICATE

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.

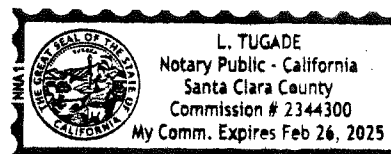
State of California

County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 3rd day of August,
2022, by Carol Herrera

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.



L. Tugade
Signature of Notary Public

(Notary Seal)

OPTIONAL INFORMATION

The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.

DESCRIPTION OF ATTACHED DOCUMENT

(Title of document)

Number of Pages _____ (Including jurat)

Document Date _____

(Additional Information)

CAPACITY CLAIMED BY THE SIGNER

- Individual
- Corporate Officer
- Partner
- Attorney-In-Fact
- Trustee
- Other: _____