WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gourmet Foods International	SAME	149-225
(NAME)	(NAME)	
3652 Travodale Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/18/05 10:45 2 pgs
Fees:13.00 Taxes:795.50

20050418-0042716

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joyce R. Marshall Middleton, f/k/a Joyce R. Marshall and husband, Wayne Middleton,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gourmet Foods International,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying and being in the 2nd Civil District of Davidson County, Tennessee, and more particularly described on an unrecorded survey made by Don Shanklin Engineering May 25, 1973, and shows on said survey as Tracts Nos 5 & 6, described as follows, to-wit:

BEGINNING at a point in the easterly margin of Una-Antioch Pike, said point being 1118.62 feet as measured along the easterly margin of Una-Antioch Pike in a northerly direction from the southeasterly margin of the Una-Antioch Pike and the northerly margin of Moss Road; thence in a northerly direction along the easterly margin of the Una-Antioch Pike 655.31 feet to an iron pin; thence South 86° 07' East 114.03 feet to an iron pin; thence South 5° 51' West 944.42 feet to an iron pin; thence North 44° 39' West 656.49 feet to a point in the easterly margin of Una-Antioch Pike, the point of beginning and containing 6.00 acres, more or less.

BEING the same property conveyed to Elmer L. Marshall and wife, Christine C. Marshall, by Installment Deed from Arthur Jones, Jr. and wife, Jean H. Jones and H. J. Weldrop and wife, Christine J. Weldrop, of record in Book 4726, Page 925, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Elmer L. Marshall and wife, Christine C. Marshall, and Joyce R. Marshall as tenants in common with the right of survivorship by Quitclaim Deed of record in Book 8765, Page 480, said Register's Office. Elmer L. Marshall predeceased Joyce R. Marshall on April 29, 2002 as evidenced by a Certificate of Death of record with the Tennessee Department of Health, Vital Records. Christine C. Marshall predeceased Joyce R. Marshall on June 13, 2003 as evidenced by a Certificate of Death of record with the Tennessee Department of Health, Vital Records, leaving Joyce R. Marshall as the sole tenant in common with right of survivorship. Joyce R. Marshall has since married and is now known as Joyce R. Marshall Middleton.

Wayne Middleton, spouse of Joyce R. Marshall Middleton, joins in this conveyance to convey all right, title and interest he/she may have in the above referenced property, including, but not limited to, marital rights.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 2558 Una Antioch Pike, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 15th day of April, 2005.

Joyce R. Marshall Middleton

Wayne Middleton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Joyce R. Marshall Middleton and husband, Wayne Middleton, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

