Bill Garrett Davidson County
Batch# 111231 DEEDWARRSP
07/02/2018 08:49:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20180702-0063565

NEW OWNER ADDRESS:	SEND TAX BILLS TO NEW OWNER:	MAP-PARCEL NUMBER:
Five Star Custom Foods, Ltd.	**Five Star Custom Foods, Ltd.**	**11808017300**
(ADDRESS) **151 N. Main**	(ADDRESS) **P. O. Box 5626**	
(ADDRESS) **Wichita, KS 67201**	(ADDRESS) **Minneapolis, MN 55440-5626**	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 28th day of June, 2018, by and between **Edward H. Burrell and Brenda D. Burrell**, husband and wife, 912 Fireside Court, Brentwood, TN 37027, party of the first part, and **Five Star Custom Foods, Ltd.**, a Texas limited partnership, with an address at 151 N. Main, Wichita, KS 67201, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the **City of Nashville, County of Davidson, State of Tennessee**:

SEE EXHIBIT "A" ATTACHED

Being part of the same property conveyed to Edward H. Burrell, by Deed from L&N Investment Corporation, a Delaware corporation, of record in Book 9720, Page 117, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its successors and assigns in fee simple forever.

07000N:087272:1288381:2:NASHVILLE

When Recorded Return To: Cowell
First American Title Insurance Company
National Commercial Services
121 S. 8th Street, Suite 1250
Minneapolis, MN 55402
File No: NCS-871854

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same and that the same is unencumbered except as to matters of record; that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through and under party of the first part, but not further or otherwise.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

This is unimproved property known as 2601 Eugenia Avenue, Nashville, Tennessee.

Brenda D. Burrell joins this Special Warranty Deed for the limited purpose of conveying any spousal rights to the property and does not make any covenant or warranty with respect to the property.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Edward H Burrell

Edward H. Burrell

Brenda D. Burrell

Brenda D. Burrell

****

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Edwina Smith, a Notary Public of said State and County aforesaid, personally, appeared **Edward H. Burrell and Brenda D. Burrell, husband and wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the parties of the first part, and that as such they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 28th **day of June, 2018.**

Edwina Smith

Notary Public

My commission expires: 6-22-19

EDWINA SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount of which the property transferred would command at a fair and voluntary sale.

Randy K. Carlgren

Randy K. Carlgren, Vice President of Five Star Custom Foods, Ltd., party of the second part

Subscribed and sworn to before me this 27th day of June, 2018.

Carolyn P Cole

Notary Public

CAROLYN P COLE
Notary Public
State of Minnesota
My Commission Expires
January 31, 2020

My commission expires: January 31, 2020

****

Property Address: 2601 Eugenia Avenue, Nashville, TN

RETURN DOCUMENT TO (NCS #897854):

Laurie K. Ingberg
First American Title Insurance Company
121 S. 8th Street, Suite 1250
Minneapolis, MN 55402

THIS INSTRUMENT PREPARED BY:

Nathan Hoffman
Five Star Custom Foods, Ltd.
151 N. Main
Wichita, KS 67201

NT/CPC (#14275217) 6.26.18

EXHIBIT "A"
Legal Description

LAND IN THE 1ST CIVIL DISTRICT, OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 AS SHOWN ON THE PLAN OF THOMPSON AND RING'S EDENWOLD PARK - RESUBDIVISION OF RECORD IN BOOK 7900, PAGE 986, OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION, together with any and all right, title and interest in one half of the adjacent alley owned by party of the first part as set forth in Ordinance No. BL2001-763 regarding alley closure, but without any covenant or warranty of title with respect thereto.

BEING PART OF THE SAME PROPERTY CONVEYED TO EDWARD H. BURRELL, BY DEED FROM L&N INVESTMENT CORPORATION, A DELAWARE CORPORATION, OF RECORD IN BOOK 9720, PAGE 117, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Georgette Walczyk-Connell, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Georgette Walczyk-Connell

Signature

State of Minnesota

County of Hennepin

Personally appeared before me, Linda M. Terry (name of Notary) a notary public for this county and state, Georgette Walczyk-Connell (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda M. Terry

Notary's Signature

My Commission Expires: 1/31/2021

Notary's Seal (if on paper)

LINDA M TERRY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 1/31/2021

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