Karen Johnson Davidson County
Batch# 316579 DEEDWARRSP
11/18/2019 08:47:15 AM 6 pgs
Fees: $33.00 Taxes: $3,429.90
20191118-0118346

Return to:
Von Crook
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4347
File No. TN251906193V

PREPARED BY:
Lesley J. Adam
D7-5, LLC
7101 W. 78th Street
Minneapolis, MN 55439
(952) 944-1304

~~**AFTER RECORDING RETURN TO:**~~
Chicago Title Insurance Company
8300 Norman Center Drive, Suite 210
Bloomington, MN 55435

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
D7-5, LLC 7101 W. 78th Street Minneapolis, MN 55439	D7-5, LLC 7101 W. 78th Street Minneapolis, MN 55439	155-00-0-299.00

SPECIAL WARRANTY DEED

CVHC7, LLC, a Tennessee limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY, unto **D7-5, LLC**, a Minnesota limited liability company, whose address is 7101 W. 78th Street, Minneapolis, MN 55439; Attention: Lesley J. Adam, General Counsel ("Grantee") that parcel of improved land described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with all buildings located thereon and all of Grantor's right, title and interest in all other improvements thereon and all rights and appurtenances pertaining thereto and all of the easements, rights-of-way, privileges, liberties, hereditaments, strips and gores, streets, alleys, passages, ways, waters, water courses, thereto belonging or appertaining and all of the estate, right, title, interest, claims or demands whatsoever of the Grantor therein and the streets and ways adjacent thereto, either in law or in equity (the "Property"), subject, however, to the covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Davidson County, Tennessee, and set forth on **Exhibit B** attached hereto (collectively, the "Permitted Exceptions").

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey the Property, subject only to the Permitted Exceptions, and Grantee hereby accepts title to the Property subject to all of the Permitted Exceptions.

TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject, however, to the Permitted Exceptions.

[signature page follows]

EXECUTED and EFFECTIVE FOR ALL PURPOSES as of the 21st day of October, 2019.

GRANTOR:

CVHC7, LLC,
a Tennessee limited liability company

By: M. Shahsavari

Its: Vice President

STATE OF Tennessee §
§
COUNTY OF Williamson §

On October 21st, 2019, before me, the undersigned, a notary public in and for said State, personally appeared MICHAEL SHAHSAVARI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RENEE WELLS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:
3-9-2020

STATE OF MINNESOTA §
§
COUNTY OF HENNEPIN §

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $927,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

D7-5, LLC,
a Minnesota limited liability company

By: _____
Matthew D. Frauenshuh
Its: Manager

Subscribed and sworn to before me on this 22 day of October, 2019.

_____
Notary Public

My Commission Expires:

1/31/2021

LESLEY J. ADAM
Notary Public-Minnesota
My Commission Expires Jan 31, 2021

EXHIBIT A

The Dairy Queen Property commonly known as 8215 Hwy 100, Nashville, Davidson County, Tennessee 37221 and BEING Lot No. 1-A on the Resubdivision of 1st Amendment BESS100 Partnership of record in Instrument No. 20170810-0081977, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed to CVHC7, LLC, a Tennessee limited liability company, by deed from Bess100 Partnership, a Tennessee general partnership comprised of Ronald D. Buck and Todd Prevost, of record in Instrument No. 20150626-0061823, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Real property taxes and assessments for the current and for subsequent years.
2. Building, zoning, subdivision, and other laws, ordinances, and regulations.
3. Any minerals or mineral rights leased, granted or retained by prior owners.
4. Rights of tenants in possession, as tenants only, under unrecorded unexpired leases.