PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

WARRANTY DEED

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Mark Rinaldo	U.S. Bank, N.A.	12B/W
(NAME)	(NAME)	
2382 Clay Lick Rd.	4801 Frederica Street	23-0-10
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Bruce D. Tardy, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Mark Rinaldo and wife, Vivian Joy Rinaldo, 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:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Bruce D. Tardy from Matthew C. Ivey, unmarried, by Warranty Deed dated July 30, 2001, of record in Instrument No. 20010813-0087281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2382 Clay Lick Rd., Whites Creek, TN 37189

(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.

Davidson County DEEDWARR
Recvd: 07/01/05 13:30 3 pgs
Fees:18.00 Taxes:379.25

20050701-0076172

Witness my hand this 30th day of June, 2005.

Bruce D. Tardy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce D. Tardy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

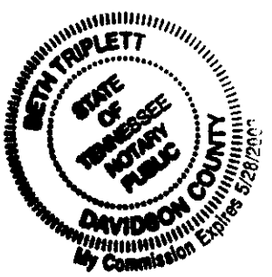


EXHIBIT A

A tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, December 7, 1945, as follows:

Beginning at a point in the north margin of Clay Lick Road, at the southeast corner of a tract of 4.19 acres conveyed to Jack C. Hand and wife, by deed of record in Book 1340, Page 382, Register's Office for Davidson County, Tennessee, thence along Hand's line, North 32 deg. 20' East 280 feet to a stake; thence South 57 degrees 40' East 153 feet to a stake in the west line of property of A. B. Hamer; thence with Hamer's west line, South 6 deg. 20' West 315 feet to a post in the north margin of Clay Lick Road; thence with the margin of same, North 57 deg. 40' West 287 feet to the point of beginning.

Included in the above referenced property, but expressly excluded from this conveyance is the following land conveyed to the State of Tennessee by Warranty Deed of record in Book 4506, Page 11, said Register's Office, and being more particularly described as follows:

Beginning at a point in the center of Clay Lick Road said point being James W. Clouse's southeast corner, thence with Clouse's southeast boundary line North 36 deg. 30' East 55 feet more or less to a point; thence South 61 deg. 10' 10" East 158 feet more or less to the beginning of a curved line to the left which is at all points 40 feet northeast of the center line of proposed relocation of Clay Lick Road, thence with said curved line southeastwardly 92 feet more or less to a point in D. B. Luster's west boundary line, thence with said boundary line South 4 deg. 30' West 70 feet more or less to the center of said road; thence with said road northwestwardly 285 feet more or less to the point of beginning.

Being the same property conveyed to Bruce D. Tardy from Matthew C. Ivey, unmarried, by Warranty Deed dated July 30, 2001, of record in Instrument No. 20010813-0087281, Register's Office for Davidson County, Tennessee.