Davidson County	DEEDWARR
Recvd: 08/10/15 11:02	2 pgs
Fees:13.00 Taxes:1091.50	
20150810-0079518	

WARRANTY DEED

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-23-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Dellus	New Owner	03200014300
(NAME)	(NAME)	
4505 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jason M. Mennino and spouse, Tonya G. Mennino**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Thomas Dellus and Jordan Dellus**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: Husband and Wife

A certain tract or parcel of land in Davidson County, State of Tennessee, described according to a survey by Ray G. Cole, Surveyor, No. 924, dated January 21, 1986, as follows:

Beginning at an iron pin in the easterly margin of Brick Church Pike, a corner to the property of James W. Balls of record in Book 4859, Page 657, Register's Office for Davidson County, Tennessee; thence with said margin of said Pike, North 7 deg. 56' 48" West 324.62 feet to an iron pin; thence North 83 deg. 21' 26" East 282.85 feet to an iron pin; thence North 78 deg. 25' 40" East 371.46 feet to an iron pin; thence South 3 deg. 01' 15" East 487.82 feet to an iron pin by a corner post; thence South 71 deg. 24' 28" West 423.32 feet to an iron pin; thence North 16 deg. 35' 32" West 255.00 feet to an iron pin; thence South 71 deg. 24' 28" West 160.00 feet to an iron pin marking the point of beginning.

Being the same property conveyed to Jason M. Mennino and spouse, Tonya G. Mennino by Warranty Deed dated 09/28/2007 from Ronald B. Kenigson, married of record in Instrument 20071003-0118063, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4505 Brick Church Pike, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-12201
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 6 day of August, 2015

Jason M. Mennino

Tonya G. Mennino

State of Tennessee
County of Wilson

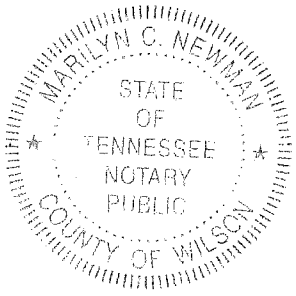
Personally appeared before me Jason M. Mennino and Tonya G. Mennino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of August, 2015.

Notary Public

My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122



True Copy Certification

I Anita L. Leach, 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 correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith