WARRANTY DEED

Karen Johnson Davidson County
Batch# 266336 DEEDWARR
08/02/2019 03:38:34 PM 2 pgs
Fees: $13.00 Taxes: $731.49

20190802-0076850

MARY FUGITT
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 $197,700.00

Marcie Rainey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JULY, 2019 .

Notary Public

MY COMMISSION EXPIRES: 9-26-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bill DeJesus, Jr.	OAS Acquisition Co. LLC	02300001000
(NAME)	(NAME)	
2382 Claylick Road	12140 Woodcrest Executive, Ste 150	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	St. Louis, MO 63141	
(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, I/we Joseph Mark Rinaldo and Vivian Joy Rinaldo, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Bill DeJesus, Jr., a single man, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 descibed 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 Joseph Mark Rinaldo and wife, Vivian Joy Rinaldo by Warranty Deed from Bruce D. Tardy, dated 06/30/2005 and recorded as 07/01/2005, of record in Instrument No. 20050701-0076172, 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 ☒ 2382 Claylick Road, 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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 26th day of July, 2019.

Joseph Mark Rinaldo

Vivian Joy Rinaldo

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Mark Rinaldo and Vivian Joy Rinaldo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of July, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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