This instrument was prepared by:
Cunningham, Mitchell & Rocconi
Larry A. Rocconi, Jr., Attorney
308 South Second Street
Clarksville, Tennessee 37040
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Karen Johnson Davidson County
Batch# 323516 DEEDWARR
12/03/2019 11:38:20 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20191203-0124399

ANDREW IMPERATO

TO: DEED

JAMES D. REDDICK, III

FOR A VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, ANDREW IMPERATO, Grantor, has this day bargained and sold and does hereby transfer and convey unto JAMES D. REDDICK, III, Grantee, his heirs and assigns forever the following described real estate, situated in the 4th Civil District of Davidson County, Tennessee, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being that part of the real property conveyed and described in a deed from R.E. Worrall, Clerk to Charles H. Smith and wife, Loveda Smith, of record in Book 3027, Page 557, Registers Office for Davidson County, Tennessee, bounded on the south by the Dry Fork Creek, on the west by Dodson Chapel Road, on the north by Old Lebanon Dirt Road, on the west by L & N right-of-way and on the east by the said right-of-way and described according to a survey prepared by John H. O'Connor, TN RLS #458, dated March 22, 2002, as follows:

Beginning at a point at the intersection of Dobson Chapel Road and Old Lebanon Dirt Road, thence along the North line of Old Lebanon Dirt Road, N 83 deg. 07' 48" W, 1000.02 feet; thence S 70 deg. 00' 10" W, 503.98 feet; thence N 30 deg. 46' 08" W, 65.40 feet; thence N 25 deg. 54' 5" W, 124.80 feet; thence N 63 deg. 15' 43" W, 95.88; thence N 89 deg. 03' 59" E, 67.24 feet to Dobson Chapel Road; thence with said road, N 06 deg. 44' 22" E, 216.59 feet to the point of beginning, containing 5.097 acres, more or less.

This conveyance is subject to (1) building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record (2) Easements of record in ORBV 6709, Page 337; ORBV 8493, Page 464; Instrument No. 20000124-0007612; and Instrument No. 20140114-0003778, all in the Register's Office for Davidson County, Tennessee (3) all applicable zoning ordinances (4) utility, sewer, drainage and other easements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (6) building restrictions, and (7) other matters of public record, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to grantor by deed of record in Document Number 20161021-0111474, in the Register's Office for Davidson County, Tennessee.

This property is further identified as tax parcel # 86-00-0-048.00 in the Davidson County Tax Assessor's Office.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said JAMES D. REDDICK, III, Grantee, his heirs and assigns forever.

GRANTOR COVENANTS that he has lawfully seized and possessed of said real estate, that he has a good and lawful right to convey the same, that it is unencumbered, that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION of said property is to be given with deed, and taxes are prorated between the parties as of the date hereof. Current property taxes are to be paid by Grantee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto signed on this 26th day of November, 2019.

ANDREW IMPERATO
GRANTOR

STATE OF New York

COUNTY OF Manhattan

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ANDREW IMPERATO, the within named bargainor 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 SEAL, of office, this 26 day of November, 2019.

MICAELA SCOTT DUDLEY
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01DU6336193
QUALIFIED IN MANHATTAN COUNTY
MY COMMISSION EXPIRES 01-26-2020

Notary Public

My Commission Expires:

Name & Address of Property Owner:

James D. Reddick, III
163 Business Park Dr., Suite 3
Lebanon, TN 37090

Name & Address of Person Responsible for Payment of Taxes (if different)

Owner.

STATE OF TENNESSEE, ~~MONTGOMERY~~ WILSON COUNTY

The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a ~~fair~~ voluntary sale.

AFFIANT James D. Reddick, III

Subscribed and sworn to before me this 27th day of November, 2019.

NOTARY PUBLIC

My Commission Expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

25127A