BILL GARRETT, Davidson County
Trans:T20120014152 DEEDWARR
Recvd: 02/27/12 14:37 2 pgs
Fees:13.00 Taxes:666.00
20120227-0016854

Prepared by: RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Karen McCalla
Affiant

Subscribed and sworn to before me, this 23rd day of February, 2012.

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 9/3/12

02-1202-47733

Address of New Owner:	Send Tax Bills to:	Tax Information
American Tire Distributors	New owner	097-2-0A-264.00 CO
1918 Boxelder Alley, #2264	12200 Herbert Wayne Ct, Ste 150	
Hermitage TN 37076	Huntersville, NC 28070-3145	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerad Battles, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to American Tire Distributors, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 264, on the Plan of Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerad Battles, by deed from Beazer Homes Corp., a Tennessee Corporation, dated October 21, 2011 recorded October 26, 2011 of record in Instrument No. 20111026-0083371, said Register's Office.

Being the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, by deed from Chris Pardue, dated January 7, 2010 recorded January 8, 20010 of record in Instrument No. 20100108-0001962, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1918 Boxelder Alley, #2264, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 23rd day of February, 2012.

Jerad Battles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerad Battles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of February, 2012.

Notary Public
State of Tennessee at Large

My Commission expires 9/3/12

AMY LEATHERS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY