BILL GARRETT, Davidson County
Trans:T20160091661 DEEDWARR
Recvd: 10/18/16 09:43 2 pgs
Fees:13.00 Taxes:2247.75
20161018-0109773

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $607,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 201

Notary Public

My commission expires: 4-24-19

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
American Tire Distributors, Inc.	American Tire Distributors, Inc.	044-11-0-186.00
12200 Herbert Wayne Court #150	12200 Herbert Wayne Court #150	
Huntersville, NC 28078	Huntersville, NC 28078	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

George Robert Kirkpatrick and Susan Kirkpatrick, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

American Tire Distributors, Inc.

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Revision of Part of River Vista Subdivision being a re-subdivision of Lots 8 & 9, of record in Plat Book 1424, Page 118, as Resubdivided in Book 2330, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George Robert Kirkpatrick and Susan Hall Kirkpatrick, husband and wife by Warranty deed from Jeffrey Sonsino and Michelle Sonsino, husband and wife of record in Instrument No. 20150707-0065812 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 07, 2015.

This is ☒ improved ☐ unimproved property known as **5 Jones Circle, Old Hickory, TN 37138-3430.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of October, 2016.

George Robert Kirkpatrick

Susan Kirkpatrick

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, George Robert Kirkpatrick and Susan Kirkpatrick, the bargainor(s), 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 within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of October, 2016.

Notary Public
My Commission Expires: 7.2419

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 616297