Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170018147 DEEDWARR
Recvd: 03/02/17 11:38 2 pgs
Fees:13.00 Taxes:2367.63

20170302-0020761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $639,900.00.

Affiant

Subscribed and sworn to before me, this 24th day of February, 2017.

Notary Public

My commission expires: 3-27-18

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

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map/Parcel Number
Todd Griffin and Tamara Griffin	Pinnacle Bank	044-11-0-186.00
5 Jones Circle	150 3RD AVE. S., #900	
Old Hickory, TN 37138	Nashville, TN 37201	

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,

American Tire Distributors, Inc

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

Todd Griffin and wife Tamara Griffin

(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 Jeffrey Sonsino and Michelle Sonsino by Special Warranty deed from Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2005-2 by Long Beach Mortgage Company of record in Instrument No. 20060607-0067599 Register's Office for Davidson County, Tennessee, dated May 19, 2006 and recorded on June 7, 2006. (Value of consideration shown in aforementioned deed $388,500.00.)

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. (Value of consideration shown in aforementioned deed $583,500.00.)

Being the same property conveyed to American Tire Distributors, Inc by Warranty deed from George Robert Kirkpatrick and Susan Kirkpatrick, husband and wife of record in Instrument No. 20161018-0109773 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 18, 2016. (Value of consideration shown in aforementioned deed $607,500.00.) Being also known as 5 Jones Circle Old Hickory, Tennessee 37138.

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

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 24th day of February, 2017.

American Tire Distributors, Inc

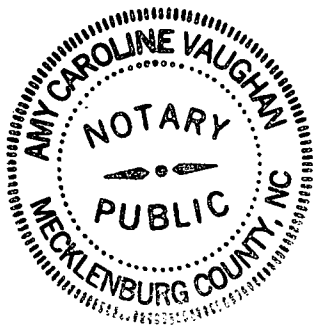
By: _____
J. Michael Gaither EVP & Secretary

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, J. Michael Gaither with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the EVP & Secretary of American Tire Distributors, Inc and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal this 24th day of February, 2017.

A Caroline Vaughan
Notary Public
My Commission Expires: 6/7/2021



SolomonParks File No. 617006

SP 11/2015