Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **286,000.00**.
Karen Johnson Davidson County Batch# 268687 **DEEDWARR** 08/08/2019 11:44:32 AM 2 pgs Fees: $13.00 Taxes: $1,058.20 20190808-0079092	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/31/2019 Notary Public MY COMMISSION EXPIRES: 10/26/20 (AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Benedict Rinaldi and Janine Y Rinaldi	Cardinal Financial Co	**097-05-0-002**
(NAME) **3348 Green Ridge Drive**	(NAME) 3701 Arco Corporate Dr. Ste 200	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS) Charlotte, N.C 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Rodney Griffin,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Benedict Rinaldi, a Single Man and Janine Y. Rinaldi, a single woman,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

ALL that certain lot, parcel or tract of land, situate and lying in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56, Hickory Bend Section 7, as of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rodney Griffin by Special Warranty Deed dated April 25, 2003 from Federal Home Loan Mortgage Corporation and recorded May 23, 2003 in Instrument No. 20030523-0070849 of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3348 Green Ridge Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **July,2019**.

Rodney Griffin

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Rodney Griffin**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **July, 2019**.

NOTARY PUBLIC

My Commission Expires: 10/22/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY