Box 13
8234

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/03/04 14:10 2pgs
Fees:13.00 Taxes:569.43
20040803-0092908

ADDRESS NEW OWNER:
Nicole Cooley
104 Cedar Ash Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP 164-9
GROUP
PARCEL 11.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christopher David Lorinovich, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Nicole Cooley**, hereinafter called the "GRANTEE", her heirs 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. 282 on the Plan of Section One, Asheford Crossing, of record in Plat Book 7900, page 937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Christopher David Lorinovich, unmarried by deed from Michael T. Dotson and wife, Carol L. Dotson of record in Instrument no. 20000816-0081319, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 104 Cedar Ash Court, Antioch, Tennessee 37013.

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", her heirs and assigns , forever, and, GRANTOR does 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, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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.

*Dana C. Lorinovich, spouse of Christopher David Lorinovich, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 15th day of July, 2004.

Christopher David Lorinovich

Dana C. Lorinovich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher David Lorinovich and Dana C. Lorinovich**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of July, 2004.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 8-14-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $153,900.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/14

My Commission Expires MAY 28, 2006