#8793 Box B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-4-08

(AFFIX SEAL)

WILSON COUNTY, TENNESSEE ★ JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 11/01/04 14:49 2pgs
Fees:13.00 Taxes:379.25

20041101-0130988

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey N. Klinger	Countrywide Home Loans	MAP 96
(NAME) 113 Donelsonwood Drive	(NAME) 5700 Maryland Way Suite 80	GROUP 02-0
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood TN 37027	PARCEL 37
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brandon M. Cook and Wife, Rachel M. Cook, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacey Klinger, a Married Woman* Lenora Klinger, an Unmarried Woman*, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* and husband Eric Klinger * as joint tenants with the right of survivorship

Being Lot No. 21 on the Plan of Donelsonwood as of record in Plat Book 2083, Page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brandon M. Cook and Wife, Rachel M. Cook by Warranty Deed dated May 19, 2003 from Northfork Properties Inc. of record in Instrument No. 20030521-0069089, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 2083, Page 26, Register's Office of said County

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 113 Donelsonwood Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 28th day of October, 2004.

Brandon M. Cook (Owner/Agent)

Brandon M. Cook

Rachel M. Cook

Rachel M. Cook

STATE of Tennessee
COUNTY of WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brandon M. Cook and Wife, Rachel M. Cook the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10/28/2004

My Commission Expires: 6-4-06

Notary Public

NOTARY PUBLIC AT LARGE
JENNIFER MARLIN
WILSON COUNTY, TENNESSEE

File Number2410197
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122