Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 07/05/02 11:54 2pgs
Fees:13.00 Taxes:597.55
20020705-0081096

PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **June, 2002** between **Brent A. Baldwin and Tara M. Baldwin, husband and wife** , GRANTOR, and **Jacob V. Stribling, an unmarried person, and Amanda L. Prater, an unmarried person** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 145 on the Plan of Somerset Farms, Section 4, Phase 3, a PUD, as of record in Book 9700, Page 460, 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 Brent A. Baldwin and wife, Tara M. Baldwin by Deed from Somerset Farms, a Tennessee Joint Venture, in Book 11004, Page 886 dated 06/25/98 and recorded 07/02/98, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 9700, page 460 (boundary plat in Book 6900, page 972); Declaration of Covenants, Conditions, and Restrictions of record in Book 8556, page 11 and amended in Book 9383, page 526, rerecorded in Book 9662, page 869 and in Book 10190, page 182, Book 10410, page 89 and in Book 11433, page 836; By Laws in Book 8556, page 25; Drainage Easement in Book 3314, page 23; and any and all easements, right of ways, restrictions, zoning regulations, setback lines, etc. of record in the Register' s Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Brent A. Baldwin
Signature of Seller

Tara M. Baldwin
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brent A. Baldwin and Tara M. Baldwin, husband and wife** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **June, 2002.**

Notary Public

My Commission Expires: 11/26/05

Name and Address of Property Owner:

Jacob V. Stribling and Amanda L. Prater
7165 Somerset Farms Dr.
Nashville, TN 37221

Property Address:

7165 Somerset Farms Dr.
Nashville, TN 37221

Person Responsible for Taxes:

Parcel #: 141 070 B 14600

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$161,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **June, 2002.**

Notary Public

My Commission Expires: 11/26/05

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