FILEBOX 19B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/03 10:55 2pgs
Fees:13.00 Taxes:610.50
20030707-0092912

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

03-6-027-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

James E. Baringer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of June, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JAMES E. BARINGER UNMARRIED	MORTGAGE LENDERS NETWORK, USA	141-07-0-B
(NAME) 329 Roslyn Court	(NAME) 3600 Mansell Road, Ste. 220	109.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Alpharetta, GA 30022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **KYLER G. CRARY AND WIFE, SHELLEY ELAINE WETSELL-CRARY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES E. BARINGER UNMARRIED,**, hereinafter called the Grantee(s), their 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. 95, on the First Revision of Somerset Farms, a Planned Unit Development, Section Four, Phase I, of record in Book 9700, Page 157, 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 Kyler G. Crary and wife, Shelley Elaine Wetsell-Crary, by Deed from Jodi Kaufam, a single person, of record in Instrument No. 20000620-0061141, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of The 1st Revision of Somerset Farms, of record in Book 8556, Page 11, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 329 Roslyn Court, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 26th day of June, 2003.

KYLER G. CRARY

Shelley Elaine Wetsell-Crary
SHELLEY ELAINE WETSELL-CRARY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KYLER G. CRARY AND WIFE, SHELLEY ELAINE WETSELL-CRARY**, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 26th day of June, 2003.

My Commission Expires: 03/31/07

Notary Public

