Davidson County DEEDWARR
Recvd: 04/01/08 16:19 3 pgs
Fees:18.00 Taxes:636.40
20080401-0032750

WARRANTY DEED

ET-08-0674

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-11
(AFFIX SEAL)

SHONDA NORTHINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean H. Yoder	Suntrust Mortgage, Inc. (NAME)	
3112 Remington Park Court (ADDRESS)	901 Semmes Ave (ADDRESS)	64-16-D-239 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Richmond VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH S. WYKS AND ASHLEY E. WYKS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEAN H. YODER AND TISHA M. YODER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 124, TRUXTON PARK, SECTION FOUR, as shown on plat of record in Instrument No. 20020528-0064435, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth S. Wyks and Ashley E. Wyks, husband and wife by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, recorded on the 28th day of February, 2003 in Instrument No. 20030228-0026658, in the Register's Office of Davidson County, Tennessee.

Subject to any and all restrictions and easements of record if any; including those listed in Instrument No. 20020528-0064435; Instrument No. 20001030-0107559; Instrument No. 20010522-0052910; Instrument No. 20020123-000419; Instrument No. 20020506-0055597; Instrument No. 20020718-0086907; Instrument No. 20020524-0063322; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3112 Remington Park Court, Hermitage, Tennessee 37076
(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 GRANTEE(S), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 March, 2008.

Kenneth S. Wyks

Ashley E. Wyks

STATE OF Tennessee
COUNTY OF Wilson

On this the 28th day of March, 2008, before me personally appeared Kenneth S. Wyks and Ashley E. Wyks, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of March, 2008.

Shonda Worthington

Notary Public

SHONDA WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 7-24-11

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

CERTIFICATE OF AUTHENTICITY

I, ____Mandy Alsup_____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy L. Locke__, a notary public for this county and state ____Mandy Alsup____, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) Wendy L. Locke State of Tennessee Notary Public Wilson Co.

Notary Public

My Commission Expires: ___June 27, 2011_____

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