Karen Y Johnson Davidson County
Batch# 179960 DEEDWARR
01/02/2019 03:38:01 PM 3 pgs
Fees: $18.00 Taxes: $153.70
20190102-0000484

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTOR HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

ADDRESS OF NEW OWNER IS:
AND SEND TAX BILLS TO:
GAY LYNN RYMAN
335 Hillcrest Drive
Madison TN 37115

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

MAP AND PARCEL: 043 07 0 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WE, KENNETH KELLER AND WIFE, DEBORAH KELLER,** have this day bargained and sold and by these presents do hereby transfer and convey unto **GAY LYNN RYMAN**, her heirs and assigns, the following described lots or parcelsl of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING Lots Nos. 129 and 130 on the plan of Anderson Estates of record in Book 1130, Page 37, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Kenneth Keller and Wife, Deborah Keller by deed from Peggy D. Mathes, Administrator of the Estate of Dorothy Mae Keller of record in Instrument Number 20090422-0036587 in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS".

TO HAVE AND TO HOLD the above described lots or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, her heirs and assigns, in fee simple forever.

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $41,539.44 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 16 day of November, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/03/2022

RACHEL GRACY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above-described lots or parcels of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2018 real estate taxes which are to be assumed by Grantee, applicable zoning and building regulations and permits all visible easements.

WE COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEE, her heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 16 day of November, 2018.

KENNETH KELLER

DEBORAH KELLER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENNETH KELLER AND WIFE, DEBORAH KELLER**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 16 day of November, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020