Karen Johnson Davidson County
Batch# 288723 DEEDWARR
09/20/2019 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20190920-0095612

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2019.

Notary Public

My commission expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patricia K. Wyatt **Michael K. Wyatt**	**CARIDNAL FINANCIAL COMPANY**	**02616000900**
2413 Mansker Drive	**3701 Acro Corporate Dr #200**	
Madison, TN 37115	**Charlotte, NC 28273**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kenneth Ruys and Becki L. Hamilton, Co-Trustess of The Kenneth Ruys and Ima J. Ruys Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael K. Wyatt and Patricia K. Wyatt, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Mansker Meadows, Section II, as of record in Book 2663, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Ruys and wife, Ima John Ruys, by Warranty Deed from Joseph Daniel Hall and wife, Dorothy W. Hall, dated February 13, 1976, of record in Book 4997, page 319, Register's Office for Davidson County, Tennessee. Kenneth Ruys and wife, Ima J. Ruys, conveyed subject property to The Kenneth Ruys and Ima J. Ruys Revocable Living Trust, by Quitclaim Deed, dated May 4, 2000, of record in Instrument No. 200005080046178, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 9930, page 768, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2413 Mansker Drive, Madison, TN 37115.

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 in 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.

The Kenneth Ruys and Ima J. Ruys Revocable Living Trust

Becki L Hamilton co trustee

By: Becki L. Hamilton,
Trustee of the The Kenneth Ruys and Ima J. Ruys Revocable Living Trust

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Becki L. Hamilton** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the The Kenneth Ruys and Ima J. Ruys Revocable Living Trust and that she is authorized by The Kenneth Ruys and Ima J. Ruys Revocable Living Trust to execute this instrument on its behalf.

Witness my hand, at office, this 19th day of September, 2019.

Debra Paulsson

NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

My Commission Expires: 11-30-2020

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

