WARRANTY DEED

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22ND~~ 5TH DAY OF ~~MAY~~ JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Buckingham	Countrywide Home Loans	142-15-0-A 040.00CO
(NAME) 112 Bellevue Rd. Condominium 40	1520 Memorial Blvd. Ste 104	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

Diamond Atkins, unmarried,

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

Joshua Buckingham and wife, Tiffany Buckingham,

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 Unit No. 40, on the Plan of the First Revised Bellvue Manor Condominium, of record in Plat Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to SFJV 2005-1, LLC by Trustee's Deed from Aaron Squyres, as Successor Trustee and Chris Gray, as Co-Trustee dated December 12, 2005 of record in Instrument No. 20051214-0149939, Register's Office for Davidson County, Tennessee. The said property being further conveyed to SFJV 2005, LLC by Quitclaim Deed from SFJV 2005-1, LLC dated February 28, 2006 of record in Instrument Number 20060315-0029583 Register's Office for Davidson County, Tennessee. And the said property being further conveyed to Diamond Atkins by Special Warranty Deed from SFJV 2005, LLC dated July 27, 2006 of record in Instrument No. 20060822-0103227, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Diamond Michael Atkins also known as Diamond Atkins by Lidia Lilly as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as Exhibit A to and is incorporated herein by reference.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 112 Bellevue Rd. Condominium 40, Nashville, TN 37221
(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 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 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 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 hand this 22nd day of May, 2007.

Davidson County DEEDWARR
Recvd: 06/08/07 08:16 2 pgs
Fees:13.00 Taxes:381.10
20070608-0068641

Diamond Atkins by Lidia Lilly attorney in fact
Diamond Atkins by Attorney in Fact, Lidia Lilly

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of May, 2007, before me personally appeared Lidia Lilly, to me known (or porved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Diamond Michael Atkins as his attorney in fact and acknowledged that she executed the same as the free act and deed of said Diamond Michael Atkins.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of May, 2007.

Commission expires:
5-14-2011

Sharon L. Riney
Notary Public

