BILL GARRETT, Davidson County
Trans:T20160028451 DEEDWARR
Recvd: 04/07/16 14:53 3 pgs
Fees:18.00 Taxes:562.40
20160407-0033554

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
764935 RAI-4411
Joe Krocak

# *WARRANTY DEED*

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| (NAME)<br>Rodger S. Yamada | (NAME)<br>NFM, Inc., DBA NFM Lending | |
| (STREET ADDRESS OR ROUTE NUMBER)<br>812 Usher Drive | (STREET ADDRESS)<br>505 Progress Drive, Suite 100 | 052-04-0C-019.00-CO |
| (CITY) (STATE) (ZIP)<br>Madison, TN 37115 | (CITY) (STATE) (ZIP)<br>Linthicum, MD 21090 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Cynthia Bain and Jacob K. Buckmaster, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Rodger Yamada the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

**STATE OF**
**COUNTY OF** Davidson The actual consideration or value whichever is greater, for this transfer is $ 152,000.00

Affiant

Subscribed and sworn to before me this the 7th day of April 2016

Notary Public Megan Paulus

My commission expires: 8/20/19 (Affix Seal)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 812 Usher Drive, Madison, TN 37115
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 2nd day of March, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Cynthia Bain

X _____
Jacob K. Buckmaster

**STATE OF**
**COUNTY OF**

Personally appeared before me, Maureen E. Fox, a Notary Public in and for said County and State, Cynthia Bain, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2016.

✓ _____
Notary Public
My Commission Expires: June 18, 2019

(This area for official notarial seal)

MAUREEN E. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

**STATE OF**
**COUNTY OF**

Personally appeared before me, Pamela J. Luke, a Notary Public in and for said County and State, Jacob K. Buckmaster, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2016.

✓ _____
Notary Public
My Commission Expires: ✓March 26, 2019

(This area for official notarial seal)

PAMELA J LUKE
NOTARY PUBLIC
COMM. EXPIRES
MARCH 26, 2019
STATE OF WASHINGTON

## Exhibit "A"

Land in Davidson County , Tennessee, being Lot No. 19, on the plan of Ravenwood, as shown on plat record as Instrument No. 20001211-0121554 (erroneously referred to as Instrument No. 2001211-0121154 in prior deed of record) in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Cynthia Bain, a married woman and Jacob K. Buckmaster, her husband by Warranty deed from Kenneth Dash, a married person of record in Instrument No. 20141126-0109337 Register's Office for Davidson County, Tennessee, dated November 25, 2014 and recorded on November 26, 2014.