WARRANTY DEED

Bill Garrett Davidson County
Batch# 77526 DEEDWARR
04/09/2018 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20180409-0033414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$315,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 DAY OF Apr., 2018

Notary Public

MY COMMISSION EXPIRES: 6/29/21

(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Eduardo Moreno and Evangelina Romano Balderrama	First Community Mortgage, Inc.	183-05-0A-352.00 CO
(Name)	(Name)	
304 Catspaw Ct.	262 Robert Rose Drive Suite 101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDWARD W BUCKINGHAM AND KEVA A BUCKINGHAM, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDUARDO MORENO AND EVANGELINA ROMANO BALDERRAMA, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEE(S), 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. 105 on the Plan of October Woods Phase 3, Section 9, of record in Instrument No. 20020916-0112495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EDWARD W. BUCKINGHAM AND KEVA A. BUCKINGHAM, HUSBAND AND WIFE, by deed from LIFESYTLE HOME BUILDERS, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20030904-0128115, dated August 29, 2003, said Register's Office.

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.

Executed by my hand this 6th Day of April 2018.

Edward W Buckingham

Keva A Buckingham

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Edward W Buckingham and Keva A Buckingham personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of April, 2018.

Notary Public

My Commission Expires: January 6, 2020

(SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY