BILL GARRETT, Davidson County
Trans:T20150033064 DEEDWARR
Recvd: 04/30/15 15:34 3 pgs
Fees:18.00 Taxes:836.20
20150430-0039020

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 226,000.00

Carla A. W. Dodd
Affiant

Subscribed and sworn to before me, this 23rd day of April, 2015.

Kristen Booth
Notary Public

My commission expires: 11-3-15

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:
LISA S YOUNGDAHL **GREGORY A YOUNGDAHL**	**AMERIS BANK**	**082140A03400CO**
812 1ST AVE NORTH	**1800 PARKWAY PLACE, STE 820**	
NASHVILLE, TN 37201	**MARIETTA, GA 30067**	

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,

MICHELLE LEWIS GRANT, MARRIED WOMAN and COURTNEY LEWIS GRANT, UNMARRIED WOMAN

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

Lisa S. Youngdahl and Gregory A. Youngdahl, 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:

The following described property located in Davidson County, Tennessee, to-wit:

Unit 812, as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument Number 20051221-0153160, as amended in Instrument Numbers 20051228-0155671 and 20060518-005840, in the Register's Office for Davidson County, Tennessee, including, without limitation, the By-Laws appended thereto, recorded in said Register's Office, together with undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE LEWIS GRANT AND COURTNEY LEWIS GRANT, BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, DATED 07/23/2012 AND RECORDED ON 07/27/2012 IN INSTRUMENT NUMBER 20120727-0066494, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT PROPERTY WAS NEVER THE SOLE PRINCIPAL RESIDENCE OF MICHELLE LEWIS GRANT NOR HER SPOUSE OR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 812 1ST AVE NORTH, NASHVILLE, TN 37201.

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.

Witness my/our hand(s) this 23rd day of April, 2015.

MICHELLE LEWIS GRANT

COURTNEY LEWIS GRANT

STATE OF Indiana
COUNTY OF Porter

Personally appeared before me, a Notary Public of said County and State, MICHELLE LEWIS GRANT , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2015.

NOTARY PUBLIC SEAL STATE OF INDIANA
LINDA BURRUS
Porter County
My Commission Expires
August 15, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, COURTNEY LEWIS GRANT, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2015.

Notary Public

My Commission Expires:_____

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.

Witness my/our hand(s) this 23rd day of April, 2015.

MICHELLE LEWIS GRANT

COURTNEY LEWIS GRANT

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, MICHELLE LEWIS GRANT , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2015.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, COURTNEY LEWIS GRANT, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2015.

Notary Public

My Commission Expires: 9-21-15

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015