32387

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/15 15:53 4 pgs
Fees:23.00 Taxes:999.00
20150529-0049921

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica D. Yerbich	NEW OWNER	141-05-OA-071.00
(NAME)	(NAME)	
764 Wolfeboro Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Linden Youngquist and Patricia Youngquist , husband and wife,** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jessica D. Yerbich and Nathan P. Yerbich , wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 71 on the Plan of Final Plat, Avondale Park, Phase 1, Section 3, of record in Plat Instrument No. 20090318-0024198 and Surveyor's Certificate of Correction in Instrument No. 20090810-0075176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linden Youngquist and Patricia Youngquist, husband and wife by Warranty Deed from Beazer Homes Corp., dated May 14, 2010 and recorded May 18, 2010 of record in Instrument Number 20100518-0038170, Register's Office for Davidson County, Tennessee, as corrected by Scriveners Affidavit of record in Instrument No. 20101103-0088162, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Instrument Number 20090318-0024198 and Surveyor's Certificate of correction in Instrument Number 20090810-0075176 in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded as Instrument No. 20081203-0117452, First Amendment recorded in Instrument No. 20090331-0028791 and Second Amendment recorded in Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, easements and restrictions recorded as Instrument No. 20020821-0100879, Register's

Office for Davidson County, Tennessee. together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Stormwater Detention Agreement recorded in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293 and Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
Access Easement Agreement recorded on December 7, 2004 in Instrument No. 20041207-0145662 in the Register's Office of Davidson County, Tennessee.
Grant of Transmission Line Easement recorded on December 1, 1967 in Book 4193, Page 903 and recorded on January 10, 2006 in Instrument No. 20060110-0003857 in the Register's Office of Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement recorded on February 4, 2004 in Instrument No. 20040204-0013639, recorded February 4, 2004 in Instrument No. 20040204-0013640, recorded February 4, 2004 in Instrument No. 20040204-0013641 and recorded August 18, 2008 in Instrument No. 20080818-0084836 in the Register's Office of Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line recorded on April 29, 1981 in Book 5738, Page 819, recorded April 29, 1981 in Book 5738, Page 832 in the Register's Office of Davidson County, Tennessee.
Agreement for Dedication of Easement for Sewer Line recorded on July 18, 1988 in Book 7601, Page 400 in the Register's Office of Davidson County, Tennessee.
Easement for Water main across the Dower Tract recorded on June 29, 1943 in Book 1237, Page 674 and Easement to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract recorded on May 14, 1929 in Book 840, Page 540 in the Register's Office of Davidson County, Tennessee.
Easement recorded on April 20, 1927 in Instrument No. 10780 in the Register's Office of Davidson County, Tennessee.
Warranty Deed recorded on April 7, 1967 in Book 4118, Page 694 in the Register's Office of Davidson County, Tennessee.
Resolution Regarding Abandonment of Easement Rights recorded on August 26, 2008 in Instrument Number 20080826-0087638 in the Register's Office of Davidson County, Tennessee.
Charter of Avondale Park Owners Association recorded on December 3, 2008 in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
Order to TVA recorded in Book 4273, Page 280, Register's Office for Davidson County, Tennessee.
Declaration of Taking recorded in Book 4228, Page 635, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 764 Wolfeboro Lane, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 27th day of May, 2015.

Linden Youngquist

Patricia Youngquist

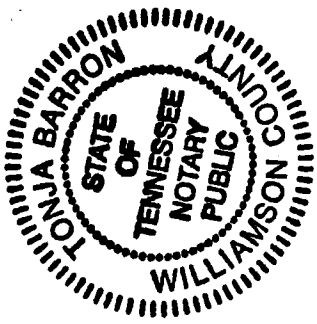
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr., with whom I am personally acquainted and who further acknowledged he is the Attorney - in - Fact for Linden Youngquist and Patricia Youngquist and authorized to execute this instrument on their behalf for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2015.

Notary Public
My Commission Expires: 10/30/16

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



True Copy Certification

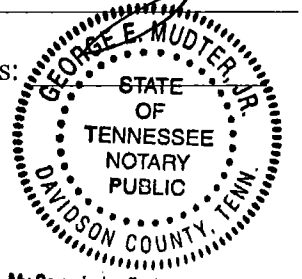
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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:
Notary Seal:



My Commission Expires MAY 3, 2016