# Warranty Deed

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $422,670.00

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2020.

Notary Public

My commission expires: 03-08-21

Karen Johnson Davidson County
Batch# 399178 DEEDWARR
05/12/2020 11:07:20 AM 2 pgs
Fees: $13.00 Taxes: $1,563.88

20200512-0049090

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Lindsay Anne Youngbauer | Gardner Financial dba Legacy Mutual Mortgage | 091-10-0V-027.00-CO |
| 241 Sterling Point Circle | 3503 Paesanos Pkwy | |
| Nashville, TN 37209 | San Antonio, TX 78231 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDSAY ANNE YOUNGBAUER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 27 of Sterling Point, A Horizontal Property Regime With Private Elements, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Declaration of Covenants, Conditions and Restrictions for Sterling Point, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180806-0077219, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20180806-0077219, as amended at Instrument No. 20180808-0078139 to said Master Deed.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Warranty deed from L.A.N.D. Group, LLC of record in Instrument No. 20170109-0002545 Register's Office for Davidson County, Tennessee, dated January 05, 2017 and recorded on January 09, 2017.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Quitclaim deed from Woodland Street Partners, LLC of record in Instrument No. 20180713-0067876 Register's Office for Davidson County, Tennessee, dated July 11, 2018 and recorded on July 13, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 241 Sterling Point Circle, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of May, 2020.

***Woodland Street Partners, LLC, a Tennessee Limited Liability Company***

Brett M. Diaz, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11 day of May, 2020.

Notary Public

My Commission Expires

ANGIE LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022