Karen Johnson Davidson County
Batch# 523513 DEEDWARR
12/02/2020 03:06:01 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20201202-0140137

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is ~~$435,000.00~~ $430,000.00

Affiant

Sworn to and subscribed before me this 20th day of November, 2020.

Notary Public
My Commission Expires 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-PR-20-2014-201

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
The Remensperger Living Trust	2224 Gates Avenue, Unit A	Owner	
2224 Gates Avenue, Unit A			117-03-0Y-004.00-CO
Redondo Beach, CA 90278	Redondo Beach, CA 90278		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Leigh Meredith Howard, unmarried,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Christopher John Remesnperger and Elizabeth Tate Remensperger, Co-Trustees of the Remensperger Living Trust,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4, of 2014 Cedar Lane Condominiums, together with the appurtenant interest in the common elements of 2014 Cedar Lane Condominiums, described in Declaration of record in Instrument No. 20170202-0011441, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit "E", to the aforementioned Declaration, and Bylaws appended thereto as Exhibit "C", are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Leigh Meredith Howard, unmarried by Warranty deed from Cottage Partners, LLC, a Tennessee Limited Liability of record in Instrument No. 20180521-0048563 Register's Office for Davidson County, Tennessee, dated May 16, 2018 and recorded on May 21, 2018..

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 974, Page 3, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170202-0011441, Register's Office for Davidson

County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Restrictions of record as Instrument Number 20150129-0008525 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160414-0035846, in the Register's Office for Davidson County, Tennessee.
Deed of Easement to State of Tennessee of record in Book 5307, Page 607, in the Register's Office for Davidson County, Tennessee.
All right of ingress and egress to from and across the tract of land conveyed to the State of Tennessee of record in Book 4749, Page 468, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of November, 2020.

Leigh Meredith Howard

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Leigh Meredith Howard, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the 20th day of November, 2020.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/26/24