THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138424** Karen Johnson Davidson County Batch# 767825 DEEDWARR 12/06/2021 10:56:24 AM 2 pgs Fees: $13.00 Taxes: $4,162.50 20211206-0161274	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2021. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Shelly K. Leavell, Trustee 407 Avenida Santa Barbara Unit A San Clemente, CA 92672	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 11 0G 201.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald J. Hess and Susan A. Hess, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelly K. Leavell, Trustee of the Shelly K. Leavell Trust dated November 9, 2017**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No.201, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record as Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 201 as shown on Garage Level 3 as set forth in Exhibit C to said Master Deed, and Storage Unit 201 as shown on Condo Level 2 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Donald J. Hess and Susan A. Hess, husband and wife, by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20191113-0116986, in the Register's Office for Davidson County, Tennessee, dated November 4, 2019 and recorded on November 13, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rutledges Addition Nashville, as recorded in Plat Book 21, Page(s) 73.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing City Lights Condominiums of record in Instrument No. 20190408-0031675, as amended by instrument(s) of record in Instrument Nos. 20190501-0040417, 20190508-0043149, 20190711-0067872, Amended and Restated in Instrument No. 20200317-0029703; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Deeds recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477.

Easement for Public Street Right-of-Way, recorded in Instrument No. 20160718-0073554. Easement recorded in Instrument No. 20180207-0012297.

Subject to Matters as set out in Metropolitan Government of Nashville and Davidson County for Demolition on the premises recorded in Book 4007, Page 786 and Book 4108, Page 71. (As to Lots 37 and 38).

Subject to one half of the alley abandoned by Metropolitan Nashville and Davidson County Clerk's Office pursuant to the Ordinance No. BL2014-745 as referenced in deeds recorded at Instrument Nos. 20150818-0082955 and 20150130-0009142.

FYI: Performance Bond recorded in Instrument No. 20190319-0025074, Amended in Instrument No. 20190924-0097036.

This is improved property located at 20 Rutledge Street Unit 201 Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2021.

Donald J. Hess

Susan A. Hess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald J. Hess and Susan A. Hess, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022