Davidson County	DEEDWARR
Recvd: 11/17/16 12:37	2 pgs
Fees:13.00 Taxes:703.00	
20161117-0121379	

WARRANTY DEED

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Michelle K Drum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF NOV, 2016

Sheila K Reburn
Notary Public

MY COMMISSION EXPIRES: 3-19-17
(AFFIX SEAL)

166424

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ejovwo D. Oniovos and Jaleesa M. Oniovos	Regions Bank	
(NAME)	(NAME)	
3769 Waterford Way	2050 Parkway Office Circle	151-10-A/117.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **JOHN BARBAROTTO AND WENDY BARBAROTTO**,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EJOVWO D. ONIOVOS AND JALEESA M. ONIOVOS**,** 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: * Husband and Wife ** Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Barbarotto and Wendy Barbarotto by deed from Phillip B. McKnight and Edie McKnight, dated April 14, 2000, of record in Instrument No. 20000515-0048351, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes; all matters appearing of record in Book 6900, Pages 444-447, said Register's Office; Restrictive Covenants of record in Book 7358, Page 656, Book 7538, Page 792, Book 7599, Page 812, and book 8667, Page 381, said Register's Office; and Bylaws of record in Book 8679, Page 446, said Register's Office.

unimproved
This is improved x property, known as 3769 Waterford Way, Antioch, TN 37013
(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 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 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 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 hand this 15 day of NOVEMBER, 2016

JOHN BARBAROTTO

WENDY BARBAROTTO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Barbarotto and Wendy Barbarotto, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of November, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC WARNER COUNTY