THIS INSTRUMENT PREPARED BY:
Hale, Hale & McInturff
Attorneys at Law
724 Cherry Street
Chattanooga, TN 37402

Address New Owner(s)
ELIZABETH ANNE TALAGO
2819 Live Oak Road
Nashville, TN 37210

Send Tax Bills To:
Republic Bank & Trust Co.
200 S. 7th Street, Suite 110
Louisville, KY 40202

BILL GARRETT, Davidson County
Trans:T20170010716 DEEDWARR
Recvd: 02/06/17 10:09 2 pgs
Fees:13.00 Taxes:703.00
20170206-0012188

Map & Parcel Nos.:
119-10-170.00

1602793

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of January, 2017, by and between **TERESA A. ONOFRIO**, party of the first part, and **ELIZABETH ANNE TALAGO**, party of the second part.

WITNESSETH: That for and in consideration of ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate:

IN DAVIDSON COUNTY, TENNESSEE:
Lot Five (5), PLAN OF MASHBURN HEIGHTS, as shown on plat of record in Plat Book 1835, Page 1, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
REFERENCE is made for prior title to Deed of record in Instrument No. 20110715-0054230, in the Register's Office of Davidson County, Tennessee.
Commonly known as: 2819 Live Oak Road, Nashville, TN 37210
SUBJECT TO all notes, stipulations, restrictions, easements, conditions and regulations as shown, described or noted on recorded plat.
SUBJECT TO Restrictive Covenants of record in Book 1850, page 439, in the Register's Office of Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

Taxes for the Year 2017 are assumed by the Grantee herein.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that she is are lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Teresa A. Onofrio
TERESA A. ONOFRIO

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **TERESA A. ONOFRIO** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 18 **day of** January, **2017.**

Ashley T. Narramore
Notary Public

Ashley T. Narramore
Notary Public
Buncombe County, NC

My commission expires: 7-24-19

STATE OF Tennessee
COUNTY OF Hamilton

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eileen J. Mork
Affiant-Grantee

Subscribed and sworn to before me, this 1st day of Feb., **2017.**

Julie Hawk
Notary Public

My commission expires: 3/25/17

Julie Hawk
State of Tennessee Notary Public
Hamilton County

PROPERTY ADDRESS:
2819 Live Oak Road
Nashville, TN 37210