THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 181218676**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 4th day of January, 2019. Notary Public My Commission Expires: 5/23/22

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

WARRANTY DEED

Address New Owner: Elizabeth Anne Talago 836 N 2nd Street Nashville TN 37207	Send Tax Bills To: Republic Bank + Trust Comp 200 S. 7th Street Louisville, Ky 40202	Tax Information: Tax Parcel ID No. 082-03-0-072.00

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, **Caitlin L. Bruner n/k/a Caitlin T Lucas, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Anne Talago , unmarried**, ("Grantee"), her 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 Lot No. 30 on the Plan of Shields Davis Sharpe and Horn Subdivision of record in Plat Book 57, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caitlin L. Bruner, unmarried by Warranty deed from Paul Tinsley and wife, Bianca Tinsley, having a 1/2 undivided interest, William Sugg, unmarried having a 1/4 undivided interest and Zoran Tunjic, unmarried, having a 1/4 undivided interest of record in Instrument No. 20130521-0051046 Register's Office for Davidson County, Tennessee, dated May 13, 2013 and recorded on May 21, 2013.

Mark Steven Lucas, Jr., joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Caitlin L. Bruner n/k/a Caitlin T Lucas.

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 for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 86, Register's Office for Davidson County, Tennessee.

This is improved property located at 836 N 2nd Street Nashville TN 37207

Karen Y Johnson Davidson County
Batch# 181236 DEEDWARR
01/07/2019 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190107-0001653

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, Grantors have executed this instrument on this 4th day of January, 2019.

C. Lucas
Caitlin T Lucas

Mark Steven Lucas, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caitlin L Bruner n/k/a Caitlin T Lucas and Mark Steven Lucas, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Shauna Daniels, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 07/05/2021

SHAUNA DANIELS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021