Karen Johnson Davidson County
Batch# 288017 DEEDWARR
09/19/2019 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20190919-0094957

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Brent Mill Affiant Subscribed and sworn to before me, this 16TH day of SEPTEMBER, 2019. Carmen Coats Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Polina Sologub & Austin W. Maness 1905B 15th Ave N Nashville, TN 37208	Send Tax Bills to: MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	Tax Information: Tax Parcel ID No. 081-07-0-255.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE A. GALLEGO, TRUSTEE UNDER THE L.G. SEPARATE PROPERTY TRUST AGREEMENT DATED NOVEMBER 16, 2005** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **POLINA SOLOGUB AND AUSTIN W. MANESS, WIFE AND HUSBAND** ("Grantees"), their 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 B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Homes at 1905 15th Avenue N Commons, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20180621-0060015 and amended in Instrument No. 20190206-0011381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to LAWRENCE A. GALLEGO, TRUSTEE UNDER THE L.G. SEPARATE PROPERTY TRUST AGREEMENT DATED NOVEMBER 16, 2005, by Warranty Deed from OLYMPUS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180402-0030003, dated March 16, 2018, as corrected in Affidavit of Scrivener's Error in Instrument No. 20180402-0064084, dated June 28, 2018, said Register's Office.

This is improved property commonly known as: **1905B 15th Ave N, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

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 _____ day of _____, 2019.

L.G. SEPARATE PROPERTY TRUST AGREEMENT DATED NOVEMBER 16, 2005

Lawrence A. Gallego, Trustee

Lawrence A. Gallego, Trustee

STATE OF _____)

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **LAWRENCE A. GALLEGO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Trustee** of the **L.G. SEPARATE PROPERTY TRUST AGREEMENT DATED NOVEMBER 16, 2005**, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this ___ day of _____2019

See Attachment

_____
Notary Public
My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On September 12,2019 before me, Adriana Chavez, Notary Public
(insert name and title of the officer)

personally appeared LAWRENCE A. GALLEGO
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ADRIANA CHAVEZ
COMM. #2124762
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires 9/22/19

Signature _____ (Seal)

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022