THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $339,900.00 Affiant Subscribed and sworn to before me, this 24th day of September, 2019. Notary Public My Commission Expires: 3/30/2022

Karen Johnson Davidson County
Batch# 308577 DEEDWARR
10/30/2019 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,257.63
20191030-0111512

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Daniel Birdsong & Angiela Jones 1905A 15th Ave N Nashville, TN 37208	Quicken Loans Inc. PO Box 6577 Carol Stream, IL 60197	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 **DANIEL BIRDSONG AND ANGIELA JONES, HUSBAND AND WIFE** ("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 A, 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: **1905A 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of Sept, 2019.

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

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

_____
Notary Public
My commission expires: _____

WELLS FARGO

All-purpose Acknowledgment California only

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 09/20/2019 before me, Bryce Scharf, Notary Public (here insert name and title of the officer),

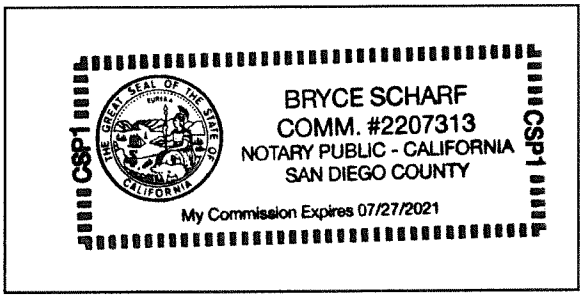
personally appeared Lawrence A. Gallego

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.

Signature Bryce Scharf



Notary Seal

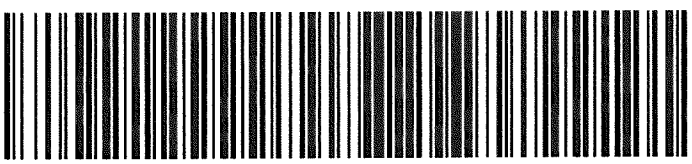
For Bank Purposes Only

Description of Attached Document

Type or Title of Document Warranty Deed

Document Date 09/20/2019 Number of Pages 2

Signer(s) Other Than Named Above



FO01-000DSG5350CA-01

201910300111512

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

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 D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY