PREPARED BY AND RETURN TO:
CRAIG DONOFF, P.A.
Craig Donoff, Esq.
6100 Glades Rd., Suite 301
Boca Raton, FL 33434
(561) 451-8220

Property Identification No.:

BILL GARRETT, Davidson County
Trans:T20130052620 DEEDWARR
Recvd: 06/21/13 10:24 3 pgs
Fees:17.00 Taxes:0.00
20130621-0063740

WARRANTY DEED

THIS WARRANTY DEED, executed this 11 day of June, 2013, by SANDRA M. SALINS, a married woman, Grantor, to SANDRA M. SALINS, as Trustee of the SANDRA M. SALINS Revocable Trust Agreement dated June 3, 2013, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and with MARY G. TUCKER, to be the successor trustee of the aforesaid Trust upon the death, disability, or resignation of SANDRA M. SALINS, pursuant to F.S. 689.071, whose post office address is: 6312 Kings Gate Circle, Delray Beach, Florida 33484, Grantee:

WITNESSETH, That the said Grantor for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Davidson County, State of Tennessee, to-wit:

> Being Lot Nos. 49B, Zone Lot Division, Lots No.s 45, 46, 48 and 49 on the Plan of Revised Section 6, Cedarwood Estates, of record in Plat Book 6250, page 517, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.
SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

GIFT NO CONSIDERATION

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the current year and all subsequent years.

The written acceptance by MARY G. TUCKER, recorded among the public records in the

county where the real property above is located, together with evidence of SANDRA M. SALINS's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid Trust have been complied with. Evidence of her death shall consist of certified copy of her death certificate. Evidence of her disability shall consist of two licensed physician's affidavits establishing that SANDRA M. SALINS is incapable of performing her duties as Trustee of the aforesaid Trust. Evidence of SANDRA M. SALINS's resignation shall consist of resignations duly executed and acknowledged by her. The successor trustee shall have the same powers granted to SANDRA M. SALINS, the original Trustee, as set forth above.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and Delivered
in the presence of:

Heather O'Dea
Print Name: Heather O'Dea

Stephanie Martin
Print Name: Stephanie Martin

Sandra M Salins
SANDRA M. SALINS

STATE OF FLORIDA)
)§.:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared SANDRA M. SALINS, who is personally known to me or who presented a driver's licenses as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 11 day of June, 2013.

My commission expires:

NOTARY PUBLIC

RICHARD KENNEDY
Notary Public - State of Florida
My Comm. Expires Feb 25, 2017
Commission # EE 855396
Bonded Through National Notary Assn.

* See Reference to Quit Claim Deed
Map 162-09-0
Par 147-76952
Attached 950L Dated Jan 19, 2005

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
PREPARED BY Sandra M. Salins 6312 Kings Gate Circle Delray Beach, FL 33484	Sandra M. Salins 6312 Kings Gate Circle Delray Beach, FL 33484	Map 162-09-0 Par. 147 05DU-76952

Davidson County DEEDGC
Recvd: 01/25/05 15:14 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20050125-0009335

QUITCLAIM DEED

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $10.00 and for other valuable consideration.

Sandra M Salins
AFFIANT and GRANTEE

Subscriber and sworn to before me on this 19 day of January, 2005.

Paul E. Endriss
NOTARY PUBLIC
My Commission Expires: _____

PAUL E. ENDRISS
Notary Public, State of Florida
My comm. expires Sept. 18, 2007
No. DD 251620

For the above consideration, Grantor, Katherine J. Gulick, hereby transfers her rights to the above described property to Sandra M. Salins, her mother-in-law, hereinafter called Grantee, and to her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Being Lot Nos. 49B, Zone Lot Division, Lots No.s 45, 46, 48 and 49 on the Plan of Revised Section 6, Cedarwood Estates, of record in Plat Book 6250, page 517, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This is the same property earlier conveyed to David J. Gulick and his former wife, Ramona R. Gulick, recorded in Book 7785, page 12, Register's Office for Davidson County, Tennessee. The property was subsequently deeded by them to Katherine J. Gulick, David's present wife, by Quitclaim Deed recorded on October 4, 1999. David J. Gulick, Grantee's son, has knowledge of the instant transfer and hereby waives any marital rights he may possess in the above property.