This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $430,000.00.

M. Alexis Mendl
Affiant

Subscribed and sworn before me this the 17th day of August, 2020.

Notary Public
My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Karen Johnson Davidson County
Batch# 461329 **DEEDWARR**
08/21/2020 09:24:51 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20200821-0094470

WARRANTY DEED

Address of New Owner:
Eric L. Gastineau and Dolores Gastineau
362 Esther St
Costa Mesa, CA 92627

Send Tax Bill to:

New Owner

Tax Information:
172-03-0A 142.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MITCHELL E. SALLEE, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIC L. GASTINEAU AND DOLORES GASTINEAU, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Final Plat, The Woodlands Subdivision, Phase 4, Section 1B, of record in Instrument No. 20070705-0080225, 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 Mitchell E. Sallee by deed from American International Relocation Solutions, dated 02/23/2017, of record in Instrument No. 20170302-0020809, Register's Office for said County.

Kelsey Sallee, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

The execution of this instrument is effected by the signature of Jenny West as Attorney-in-Fact for Mitchell Sallee, which Power of Attorney is recorded in Instrument No. 20200821-0094468 said Register's office.

The execution of this instrument is effected by the signature of Jenny West as Attorney-in-Fact for Kelsey Sallee, which Power of Attorney is recorded in Instrument No. 20200821-0094469 said Register's office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5940 Woodlands Avenue, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17 day of August, 2020.

Mitchell E. Sallee by Jenny West Attorney in fact
Mitchell E. Sallee
BY: Jenny West as Attorney-in-Fact

Kelsey Sallee by Jenny West Attorney in fact
Kelsey Sallee
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenny West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mitchell E. Sallee and that she is authorized by Mitchell E. Sallee to execute this instrument on their behalf.

WITNESS my hand, at office, this 17 day of August, 2020.

Notary Public

My Commission Expires: 9/18/22

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenny West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mitchell E. Sallee and that she is authorized by Mitchell E. Sallee to execute this instrument on their behalf.

Kelsey Sallee

WITNESS my hand, at office, this 17 day of August, 2020.

Kelsey Sallee

Notary Public

My Commission Expires: 9/18/22

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022