BILL GARRETT, Davidson County
Trans:T20090048790 DEEDWARR
Recvd: 07/20/09 13:39 3 pgs
Fees:17.00 Taxes:0.00
20090720-0067846

Instrument Prepared by Joy Buck Gothard, Attorney
P. O. Box 806, Cookeville, TN 38503

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND FROM INFORMATION PROVIDED BY THE PARTIES.

WARRANTY DEED

OWNER:	*SEND TAX BILLS TO:*
Name: Annette P. Graff, Trustee of The Annette P. Graff Trust, dated May 15, 2009	**Name: Annette P. Graff**
541 University Avenue	**Address: 541 University Avenue**
Los Altos, CA 94022	**Los Altos, CA 94022**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ***Annette P. Graff***, have this day bargained and sold, and do hereby transfer and convey unto ***Annette P. Graff, Trustee of The Annette P. Graff Trust, dated May 15, 2009, its successors*** and assigns, hereinafter referred to as grantees, certain tract or parcel of land located in Davidson County, State of Tennessee, as follows:

BEING Unit No. 4, in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, of record as Inst. No. 20011005-0108857, Register's Office of Davidson County, Tennessee, to which references is hereby made for a more complete description.

BEING the same property conveyed to Melissa A. Faulkner and Donna J. Adwell by deed from David L. Ennis, sole heir to the estate of Albert L. Ennis, and David L. Ennis and wife, Nancy L. Ennis, by instrument executed November 14, 2005, of record as Inst. No. 20051122-0141333, the said property previously vested in Albert L. Ennis, and David L. Ennis and wife, Nancy L. Ennis, by instrument executed August 8, 2003, which is of record as Inst. No. 20030811-0113983, Register's Office for Davidson County, Tennessee. Melissa A. Faulkner and Melissa Faulkner is one and the same person. Donna J. Adwell and Donna Adwell is one and the same person.

THIS conveyance is subject to any and all matters as shown on the plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, of record as Int. No. 20011005-0108857, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to those matters of record in Inst. No. 20010710-0073194 (Storm Water Detention Agreement) said register's Office.

The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as same is set out in Section 67-22-101, et set., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or thereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at

Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, of record as Inst. No. 20011005-0108857, Register's office, Davidson County, Tennessee, and master Deed, By-Laws and Charter of record as inst. No. 20011005-0108857, Register's Office, Davidson County, Tennessee, and Charter of record as Inst. No. 20011005-0108856, Register's Office, Davidson County, Tennessee.

SOURCE: Previous and last conveyance.

THE PREVIOUS AND LAST conveyance being a Deed from Melissa Faulkner and Donna Adwell, to Annette P. Graff and Josefa Hadley, as joint tenants with right of survivorship, of record in Instrument Number 20060717-0085979, and an Affidavit of Surviving Joint Tenant, Instrument Number 20080909-009202, Register's Office for Davidson County, Tennessee.

Map-Parcel 086 14 0 C, parcel 004.00

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantee, its successors and assigns forever.

I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, its successors and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 2 day of July, 2009.

Annette P. Graff

Annette P. Graff

STATE OF _____
COUNTY OF _____

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***Annette P. Graff***, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this See Attached day of _____, 2009.

_____
NOTARY PUBLIC

My Commission Expires:_____

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. 67-4-409(a)(3)(F) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Mateo

On July 2, 2009 before me, Linda M. Goller, Notary Public,
(Here insert name and title of the officer)

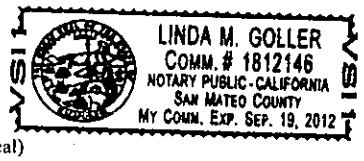
personally appeared Annette P. Graff,

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.

Linda M. Goller
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 7/2/2009

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document