Davidson County DEEDWARR
Recvd: 12/23/13 12:37 5 pgs
Fees:27.00 Taxes:0.00
20131223-0129305

WARRANTY DEED

MAIL RECORDED DEED TO:

JUDY A. WILSON
GREENE RADOVSKY MALONEY SHARE & HENNIGH LLP
4 EMBARCADERO CENTER, SUITE 4000
SAN FRANCISCO, CA 94111

OWNER (SEND TAX BILLS TO):

JEFFREY K. WINECOFF, TRUSTEE
2709 OAK ROAD #R
WALNUT CREEK, CA 94597

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, JEFFREY K. WINECOFF, an unmarried man (herein, "Grantor"), whose address is 2709 Oak Road #R, Walnut Creek, CA 94597, hereby sells, transfers and conveys to JEFFREY K. WINECOFF, TRUSTEE, or any successors in trust, under the JEFFREY K. WINECOFF REVOCABLE TRUST U/D/T dated 12/11/13 and any amendments thereto (herein, "Grantee"), whose address is 2709 Oak Road #R, Walnut Creek, CA 94597, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 11 day of December, 2013.

PIN NO: 151-09-0-A-249.00 CO

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Jeffrey K. Winecoff

STATE OF California
COUNTY OF San Francisco

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jeffrey K. Winecoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2013.

[Affix Notary Seal]

PAULINE M. TAYLOR
Commission # 1958338
Notary Public - California
San Francisco County
My Comm. Expires Oct 26, 2015

Pauline M. Taylor
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/26/15

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

OATH OF CONSIDERATION

STATE OF California
COUNTY OF San Francisco

The actual consideration or value, whichever is greater, for this transfer is $0.00 (to revocable trust).

GRANTEE

Grantee signature _____
Jeffrey K. Winecoff, Trustee

Subscribed and sworn to under oath before me, this 17th day of December, 2013.

[Affix Notary Seal]

Pauline M. Taylor
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/26/15

PAULINE M. TAYLOR
Commission # 1958338
Notary Public - California
San Francisco County
My Comm. Expires Oct 26, 2015

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 249, on the Final Plat of Phase 3, Section 2, LONG HUNTER CHASE, of record in 20020926-0117442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20040719-0085814 on July 19, 2004.

PIN NO: 151-09-0-A-249.00 CO

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Christine Moore, 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.

Christine Moore
Signature

State of FLORIDA

County of HILLSOBOROUGH

Personally appeared before me, Martha A. Manfrin, a notary public for this county and state, Christine Moore, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Martha A. Manfrin
Notary's Signature

My Commission Expires: December 15, 2014
Notary' Seal (if on paper)

