Davidson County DEEDWARR
Recvd: 06/24/16 11:36 7 pgs
Fees:37.00 Taxes:0.00
20160624-0064611

WARRANTY DEED

MAIL RECORDED DEED TO:

JACQUELINE M. REAL-SALAS
THE LAW OFFICES OF JACQUELINE M. REAL-SALAS
43460 RIDGE PARK DRIVE, SUITE 245
TEMECULA, CA 92590

SEND TAX BILLS TO:

CHASE
3415 VISION DRIVE
COLUMBUS, OH 43219-6009

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, RICHARD DUNHAM and KATHLEEN DUNHAM, husband and wife (herein, "Grantor"), whose address is 527 Catalpa Road, Arcadia, CA 91007, hereby sells, transfers and conveys to RICHARD L. DUNHAM AND KATHLEEN G. DUNHAM, TRUSTEES, or any successors in trust, under the RICHARD L. DUNHAM AND KATHLEEN G. DUNHAM TRUST dated March 08, 1991 and any amendments thereto (herein, "Grantee"), whose address is 527 Catalpa Road, Arcadia, CA 91007, 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.

Property street address: 2805 Windcrest Trail, Antioch, TN 37013

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 5 day of MAY, 2016.

PIN NO: 150-16-0-A-058.00-CO

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

GRANTOR:



Richard Dunham

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Richard Dunham, 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 _____ day of _____, 20___.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

See attached notarial certificate

GRANTOR:



Kathleen Dunham

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kathleen Dunham, 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 _____ day of _____, 20___.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

See attached notarial certificate

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

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 Los Angeles)

On May 5, 2016 (Date) before me, Dorann Ross, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Richard Dunham + Kathleen Dunham,
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~~.

Dorann Ross
Signature of Notary Public

(Notary Seal)

DORANN ROSS
Commission # 2116930
Notary Public - California
Los Angeles County
My Comm. Expires Jul 20, 2019

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: May 5, 2016

Number of Pages: ~~THREE~~ Signer(s) Other Than Named Above: no other signers

Additional Information: N/A

OATH OF CONSIDERATION

STATE OF _____
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $_____.

GRANTEE

Grantee signature _____
Richard L. Dunham, Trustee

Grantee signature _____
Kathleen G. Dunham, Trustee

Subscribed and sworn to under oath before me, this _____ day of _____, 20___.

[Affix Notary Seal]

See attached notarial certificate

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

CALIFORNIA JURAT
(CALIFORNIA GOVERNMENT CODE § 8202)

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 Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 5th day of May, 2016
by Richard L. Durham + Kathleen G. Durham, proved to me on the basis of
(Name of Signer(s))
satisfactory evidence to be the person(s) who appeared before me.

DORANN ROSS
Commission # 2116930
Notary Public - California
Los Angeles County
My Comm. Expires Jul 20, 2019

Signature of Notary Public (Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Oath of Consideration Document Date: May 5, 2016

Number of Pages: ONE Signer(s) Other Than Named Above: no other signers

Additional Information: N/A

EXHIBIT A

[Legal Description]

Being Lot No. 41 on the Final Plat, Windhaven Shores, Section Two, as shown by Plat appearing of record in Instrument No. 20031210-0176853, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Charter of Windhaven Shores Home Owner's Association of record in Instrument No. 20030228-0026797; By-Laws for Windhaven Shores Home Owner's Association of record in Instrument no. 20030219-0021586; Restrictions of record in instrument no. 20030219-0021585; Metropolitan Government of Nashville Easements of record in Instrument No. 20030218-0020742; All matters shown on the plat of record in Instrument No. 20031210-0176853; all in the Register's Office for Davidson County, Tennessee.

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 Instrument No. 20070604-0065821 on June 4, 2007.

PIN NO: 150-16-0-A-058.00-CO

STREET ADDRESS:

2805 Windcrest Trail, Antioch, TN 37013

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, Janna M. Lindstrom, 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.

Janna M. Lindstrom
Signature

State of Florida

County of Hillsborough

Personally appeared before me, **Dorene J. Royal**, a notary public for this county and state, **Janna M. Lindstrom** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DORENE J. ROYAL
Notary Public - State of Florida
My Comm. Expires Jun 30, 2017
Commission # FF 136387

Dorene J. Royal
Notary's Signature

My Commission Expires: June 30, 2017
Notary' Seal (if on paper)