WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150011780 DEEDWARR
Recvd: 02/18/15 09:29 4 pgs
Fees: 22.00 Taxes: 0.00
20150218-0013827

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Joel Hall
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ____ DAY OF JANUARY 15, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/27/2015

MARIA E MANCIA
Commission # 1938642
Notary Public - California
Los Angeles County
My Comm. Expires May 27, 2015

THIS INSTRUMENT PREPARED BY
Lamb & Kawakami LLP, 333 South Grand Avenue, Suite 4200, Los Angeles, California 90071

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of new owner	MAP - PARCEL
47 Wavecrest Avenue	SAME	082-16-0-099
Venice, California 90291		082-16-0-097
		082-16-0-098

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER, NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOEL R. HALL, A SINGLE MAN

HEREINAFTER REFERRED TO AS GRANTOR HAS BARGAINED AND SOLD, AND DOES HEREBY TRANSFER AND CONVEY UNTO

JOEL HALL, TRUSTEE OF THE JOEL HALL TRUST, DATED MAY 16, 2006

(A REVOCABLE TRUST)

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 use of any gender shall be applicable to all genders.

Witness my hand on January 15, 2015.

Joel Hall

Joel R. Hall

Exhibit A

Legal Description of the Real Property

Parcel One: Lots 9 and 11 on the Map of the Kinnaird and Bransford Subdivision, as of record in Book 57, Page 156, Register's Office for said County.

Said Lots 9 and 11 front together 100 feet on the northerly side of Russell Street, and run back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Joel R. Hall by warranty deed, dated October 7, 2009 from Raymond G. Hunter, unmarried, of record as Instrument No. 20091009-0094160, Register's Office for Davidson County, Tennessee and recorded October 9, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 809 Russell Street, Nashville, Tennessee 37206.

Parcel Two: Lots 3, 5 and 7 on the Plan of Subdivision of the Bransford and Kinnaird Property in East Nashville, as of record in Book 57, Page 156, Register's Office for said County.

Said lots adjoin each other and together front 150 feet on the northerly side of Russell Street and run back between parallel line 170 feet to an alley in the rear.

Being the same property conveyed to Joel R. Hall by warranty deed, dated October 7, 2009 from Raymond G. Hunter, unmarried, of record as Instrument No. 20091009-0094160, Register's Office for Davidson County, Tennessee and recorded October 9, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 805 Russell Street, Nashville, Tennessee 37206.

The Plan of Subdivision of the Bransford and Kinnaird Property in East Nashville is also known as the Map of Kinnaird and Bransford Subdivision, of record in Book 57, Page 156, Davidson County Register's Office.

A notary public or other office completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Los Angeles)

On 1/15, 2015, before me Maria E. Mancia, a Notary Public in and for said State personally appeared **Joel R. Hall** 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.



Maria E. Mancia
[Printed Name of Notary Public]

Commission Expiration Date - 5/27/2015

[SEAL]

RECORD & RETURN TO:
KEVIN J. LAMB, ESQ.
LAMB & KAWAKAMI LLP
333 SOUTH GRAND AVENUE, SUITE 4200
LOS ANGELES, CALIFORNIA 90071