Davidson County DEEDQC
Recvd: 04/12/16 16:05 6 pgs
Fees:32.00 Taxes:0.00
20160412-0035131

QUITCLAIM DEED

MAIL RECORDED DEED TO:

MICHELE M. MULROONEY, ESQ.
VENABLE LLP
2049 CENTURY PARK EAST
SUITE 2100
LOS ANGELES, CA 90067

OWNER (SEND TAX BILLS TO):

IAIN MORRIS, TRUSTEE
MARCHELLE BRADANINI, TRUSTEE
4963 LOS FELIZ BOULEVARD
LOS ANGELES, CA 90027

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, IAIN MORRIS and MARCHELLE BRADANINI, husband and wife (herein, "Grantor"), whose address is 4963 Los Feliz Boulevard, Los Angeles, CA 90027, hereby bargains, sells, remises, releases, quit claims and conveys to IAIN MORRIS AND MARCHELLE BRADANINI, TRUSTEES, or any successors in trust, under the MORRIS-BRADANINI FAMILY 2016 TRUST dated January 25, 2016 and any amendments thereto (herein, "Grantee"), whose address is 4963 Los Feliz Boulevard, Los Angeles, CA 90027, 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: 1806 B 7th Avenue N, Nashville, TN 37208

WITNESS my hand and seal this 4th day of April, 2016.

PIN NO: 081082B00200

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

GRANTOR:

Iain Morris

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 April 5, 2016, before me, Connor Dechaves, the Notary Public, personally appeared Iain Morris, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on 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.

Connor Dechaves (Seal)
Signature of Notary Public

CONNOR DECHAVES
Commission # 2114410
Notary Public - California
Los Angeles County
My Comm. Expires Jun 7, 2019

CONNOR DECHAVES
Commission # 2114410
Notary Public - California
Los Angeles County
My Comm. Expires Jun 7, 2019

GRANTOR:

Marchelle Bradanini

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) co. 4/14/16

On April 4, 2016, before me, Connor Dechaves, the Notary Public, personally appeared Marchelle Bradanini, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on 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.

Connor Dechaves (Seal)
Signature of Notary Public

CONNOR DECHAVES
Commission # 2114410
Notary Public - California
Los Angeles County
My Comm. Expires Jun 7, 2019

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Los Angeles

The actual consideration for this transfer is $0.00.

GRANTEE

Grantee signature _____
Iain Morris, Trustee

Grantee signature _____
Marchelle Bradanini, Trustee

Subscribed and sworn to under oath before me, this 4 day of April, 2016.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: June 7, 2019

CONNOR DECHAVES
Commission # 2114410
Notary Public - California
Los Angeles County
My Comm. Expires Jun 7, 2019

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. B of The Plan of 1806 7th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 1806 7th Avenue North Townhomes of record in Instrument No. 20130525-0029191, First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130502-0044146, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number 20130525-0029191, First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130502-0044146, 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. 20131007-0104968 on October 7, 2013.

PIN NO: 081082B00200

STREET ADDRESS: 1806 B 7th Avenue N, Nashville, TN 37208

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.

16-39095 (hw)

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, Janna M. Lindstrom [~~Name of Notary~~], a notary public for this county and state, Dorene J. Royal [~~name of person making certification~~] 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)