Davidson County DEEDQC
Recvd: 04/14/16 10:31 5 pgs
Fees:27.00 Taxes:0.00
20160414-0035675

QUITCLAIM DEED

MAIL RECORDED DEED TO:

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 A 7th Avenue N, Nashville, TN 37208

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

PIN NO: 081 08 2B 001.00

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

GRANTORS:

Iain Morris

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)
) ss.
COUNTY OF Los Angeles)

On April 4, 2016, before me, Connor Dechaves, a Notary Public, personally appeared Iain Morris and Marchelle Bradanini, 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.

Connor Dechaves
Notary Public

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

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 Los Angeles

The actual consideration for this transfer is $0.00.

GRANTEE

Grantee signature _____
IAIN MORRIS, Trustee

Grantee signature _____
MARCHELLE BRADANINI, Trustee

"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)
) ss.
COUNTY OF Los Angeles)

On April 4, 2016 before me, Connor Dechaves, a Notary Public, personally appeared Iain Morris and Marchelle Bradanini, Trustees, 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.

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Connor Dechaves
Notary Public

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

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. A 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. 20130625-0029191, First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130602-0044146, Register's Office of Davidson County, Tennessee, to which plat 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, in Instrument Number 20131003-0103824 on October 3, 2013.

PIN NO: 081 08 2B 001.00

STREET ADDRESS:

1806 A 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.

True Copy Certification

I, Dorene J. Royal, 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.

Dorene J Royal
Signature

State of Florida

County of Hillsborough

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

Linda L Bell
Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

LINDA L BELL
MY COMMISSION # EE 834098
EXPIRES: September 19, 2016
Bonded Thru Notary Public Underwriters