Davidson County DEEDQC
Recvd: 04/14/16 15:50 6 pgs
Fees:32.00 Taxes:0.00
20160414-0035932

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 BLVD.
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 KEVAN MORRIS and MARCHELLE IRENE BRADANINI, husband and wife (herein, "Grantor"), whose address is 4963 Los Feliz Blvd., 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 Blvd., 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: 1202 Calvin Avenue, Nashville, TN 37206

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

PIN NO: 083-05-0-31400

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

GRANTOR:

Iain Kevan 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 4, 2016, before me, Connor Dechaves, the Notary Public, personally appeared Iain Kevan 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

GRANTOR:

Marchelle Irene 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)

On April 4, 2016, before me, Connor Dechaves, the Notary Public, personally appeared Marchelle Irene 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

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.

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 41, Block "C" on the Plan of F.O. Beazley, East Nashville, as shown on Plat of record in plat Book 2 page 66, Chancery Court at Nashville, Tennessee. Said Lot No. 41 fronts 50.0 feet on the south side of Calvin Avenue and runs back between parallel lines 170.0 feet to an alley.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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. 20130705-0069987 on July 5, 2013.

PIN NO: 083-05-0-31400

STREET ADDRESS:

1202 Calvin Avenue, Nashville, TN 37206

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.

16-39105 (jml)

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

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)