THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160005939 DEEDQC
Recvd: 01/25/16 08:54 4 pgs
Fees:22.00 Taxes:0.00
20160125-0006505

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
MALIBU DORM INVESTMENTS, LLC 13030 Mindanao Way, 1 Marina Del Rey, CA 90292	Same As Owner	104 11 0G 004.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Terence Michael and David Andreone**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **MALIBU DORM INVESTMENTS, LLC, a California Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Unit No. 4, Acklen Place Condominiums, a Horizontal Property Regime, located on Acklen Avenue, Nashville, Davidson County, Tennessee, as shown on the Plat Of Acklen Place Condominiums, recorded in Book 6250, Page 450, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6561, Page 954, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Acklen Place Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 6561, Page 954, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Terence Michael and David Andreone by Warranty Deed from James F. Jackson, Trustee of The Mary O. Jackson Living Trust, filed on 12/22/2015, at Instrument No. 20151222-0128752, Davidson County Register of Deeds.

This is property commonly known as 2139-D Acklen Avenue, Nashville, TN 37212.

Witness the signatures by our hands as of the dates noted below:

[See pages 2 and 3 for signatures and notary acknowledgments]

Terence Michael Date 1/14/16

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Los Angeles)

On January 14, 2016 (insert date), before me, Chuck Jiro Murayama, Notary Public (insert name and title of the officer) personally appeared **Terence Michael**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Signature _____ (Seal)

CHUCK JIRO MURAYAMA
Commission # 1990849
Notary Public - California
Los Angeles County
My Comm. Expires Oct 9, 2016

1/13/16

David Andreone **Date**

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Los Angeles)

On January 13, 2016, (insert date), before me, Takuma Sato, Notary Public, (insert name and title of the officer) personally appeared **David Andreone**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Signature _____ (Seal)

TAKUMA SATO
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 1980480
LOS ANGELES COUNTY
My Comm. Exp. June 2, 2016

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19 DAY OF JANUARY, 2016:

Notary Public

My Commission Expires: 5/23/18

