BILL GARRETT, Davidson County
Trans:T20160056650 DEEDQC
Recvd: 07/01/16 15:41 6 pgs
Fees:32.00 Taxes:0.00
20160701-0068021

This Instrument Prepared by:
N. Courtney Hollins, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Nashville Cambridge Court, LLC c/o Michael G. Herman, Manager 10100 Santa Monica Boulevard Suite 1600 Los Angeles, CA 90067-4119	Same as Owner **Map/Parcel Nos.:** **160-13-0-A-001.00** **160-13-0-A-002.00** **160-13-0-A-003.00** **160-13-0-A-004.00** **160-13-0-A-005.00** **160-13-0-A-007.00** **160-13-0-A-008.00** **160-13-0-A-009.00** **160-13-0-A-010.00** **160-13-0-A-011.00** **160-13-0-A-012.00** **160-13-0-A-013.00** **160-13-0-A-014.00** **160-13-0-A-015.00** **160-13-0-A-016.00** **160-13-0-A-019.00** **160-13-0-A-020.00** **160-13-0-A-023.00** **160-13-0-A-024.00** **160-13-0-A-025.00** **160-13-0-A-026.00** **160-13-0-A-027.00** **160-13-0-A-028.00**

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **MICHAEL G. HERMAN, AS TRUSTEE OF THE HERMAN FAMILY TRUST UNDER DECLARATION OF TRUST AND AGREEMENT DATED MAY 3, 1989, AS AMENDED, INCLUDING WITHOUT LIMITATION BY APPOINTMENT OF TRUSTEE AND AMENDMENT NUMBER 4 TO THE HERMAN FAMILY TRUST DATED FEBRUARY 15, 2011, and MICHAEL G. HERMAN, TRUSTEE OF THE ERNEST G. HERMAN LIVING TRUST (2009 RESTATEMENT) DATED JANUARY 15,**

2009 (collectively, "Grantors"), hereby quitclaim and convey unto **NASHVILLE CAMBRIDGE COURT, LLC**, a California limited liability company ("Grantee"), all of their right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, GRANTORS have hereunder set their hands this 30th day of June, 2016.

GRANTORS:

MICHAEL G. HERMAN, TRUSTEE
of The Herman Family Trust Under Declaration of Trust and Agreement dated May 3, 1989, as amended

ACKNOWLEDGMENT

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 the document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On June 30, 2016 before me, Yessenia Hernandez, Notary Public
(insert name and title of officer)
personally appeared Michael G. Herman, 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.

YESSENIA E. HERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2154920
My Comm. Expires May 27, 2020

WITNESS my hand and official seal.

Signature _____ (Seal)

GRANTORS (continued):

MICHAEL G. HERMAN, TRUSTEE
of the Ernest G. Herman Living Trust (2009 Restatement) dated January 15, 1990

ACKNOWLEDGMENT

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 the document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On June 30, 2016 before me, Yessenia Hernandez, Notary Public
(insert name and title of officer)
personally appeared Michael G. Herman, 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.

YESSENIA E. HERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2154920
My Comm. Expires May 27, 2020

WITNESS my hand and official seal.

Signature _____ (Seal)

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)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to (or affirmed) before me on this the 30 day of June, 2016 by Michael G. Herman, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

YESSENIA E. HERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2154920
My Comm. Expires May 27, 2020

Signature

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

A certain condominium located in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 23, 24, 25, 26, 27, and 28 of Cambridge Court, a Condomimium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed Establishing Cambridge Court, of record in Book 7343, page 359, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Units being depicted in said Master Deed; together with a percentage interest in the common elements and voting percentages as set forth in said Master Deed.

Being a portion of the property conveyed to Ernest G. Herman, Trustee, UDT 5-20-90 for the Benefit of Ernest G. Herman Living Trust, as amended and restated by The Ernest G. Herman Living Trust (2009 Restatement) dated January 15, 2009, and Michael Herman having succeeded Earnest G. Herman, deceased as Trustee, and Gunter F. Herman, a married man, his separate property, as tenants in common, by deed of record in Book 8949, page 693, Register's Office for Davidson County, Tennessee, the said Gunter F. Herman's interest being further conveyed to Gunter F. Herman, Elizabeth C. Herman, and Michael G. Herman, as Co-Trustees of Ther Herman Family Trust under Declaration of Trust and Agreement dated May 3, 1989, as amended, including without limitation by Appointment of Trustee and Amendment Number 4 to The Herman Family Trust dated February 15, 2011 by deed of record in Instrument No. 20110513-0036798, said Register's Office.