THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 108790 DEEDWARR
06/26/2018 08:27:25 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50

20180626-0061206

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christa Stoscheck 2139 Acklen Avenue, Unit D Nashville, Tennessee 37212	-SAME AS NEW OWNER	104-11-OG-004.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **MALIBU DORM INVESTMENTS, LLC**, a California limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **CHRISTA STOSCHECK**, hereinafter called the Grantee, her heirs and assigns, 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 Malibu Dorm Investments, LLC, a California Limited Liability Company, by Quitclaim Deed from Terence Michael and David Andreone, of record in Instrument No. 20160125-0006505, recorded 1/25/2016, Register's Office for Davidson County, Tennessee; further being the same property 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, of record in Instrument No. 20151222-0128752, recorded 12/22/2015, Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hands of the Grantor's authorized representatives this 13 day of **June, 2018:**

Malibu Dorm Investments, LLC

By: Terence Michael, Member (1 of 2 Members)

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 that document.

State of California
County of Los Angeles)

On June 13, 2018 before me, Marisol Saravia Jimenez, 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 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.

Signature _____ (Seal)

MARISOL SARAVIA JIMENEZ
Commission # 2101078
Notary Public - California
Los Angeles County
My Comm. Expires Feb 22, 2019

Malibu Borm Investments, LLC

By: David Anderone, Member (2 of 2 Members)

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 that document.

State of California
County of Los angeles)

On June 13, 2018 before me, Shanna T. Hemphill, Notary public
(insert name and title of the officer)

personally appeared David Anderone, 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.

Signature _____

SHANNA T. HEMPHILL
Notary Public – California
Los Angeles County
Commission # 2182149
My Comm. Expires Feb 28, 2021
(Seal)

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $295,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2018.

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON