BILL GARRETT, Davidson County
Trans:T20090047839 DEEDWARR
Recvd: 07/16/09 08:35 2 pgs
Fees:13.00 Taxes:599.40
20090716-0066540

B. JO ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$162,000.00**.

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2009.

Notary Public

My commission expires: 5/24/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 144 Uptown Square , Murfreesboro, TN 37129

Address of New Owner(s) as follows: **Christoph Rosenmuller**	Send Tax Bills To: **First Tennessee Bank National Association**	Map-Parcel Numbers **136-03-0-017.00**
3852 Lake Aire Dr.	**1 Mortgage Way**	
Nashville, TN 37217	**Mt. Laurel, NJ 08054**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Maxum Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christoph Rosenmuller and Alethea M. Kelly, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 92, PRIEST LAKE PARK, SECTION TWO, according to survey and plat of same appearing of record in Book 4175, page 58, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Maxum Properties, LLC by deed of record in Instrument Number 200901070001435, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 4317, page 17, and, to any and all other matters as shown on plat of record in Plat Book 4175, page 58, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **3852 Lake Aire Dr., Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this 24th day of June, 2009.

Maxum Properties, LLC

, Member

By: Christa Taber, Member

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christa Taber, Member** of **Maxum Properties, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Member** of **Maxum Properties, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Christa Taber** as **Member.**

Witness my hand, at office, this **24th** day of **June, 2009.**

Notary Public

My Commission Expires: 5/24/11

B. JO ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY