SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100034850 DEEDWARRSP
Recvd: 06/08/10 13:30 2 pgs
Fees:13.00 Taxes:151.70
20100608-0044482

PENNY CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF May 2010

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT11373

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxum Properties, LLC	Maxum Properties, LLC	034-13-0-077.00
(NAME) 171-173 Welworth Street	(NAME)	
(ADDRESS)	(ADDRESS) 2412 Garrison Cove	
Madison TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank Trust Company Americas as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Maxum Properties, LLC,**

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18, block A on the map of Eastlawn Subdivision of record in Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee. Said Lot No. 18 front 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a deal line.

Being the same property conveyed to Harold Theodore Hellegaard by Warranty Deed from Tinnon W. Medley and Bettye S. Browne Medley, husband and wife, dated November 9, 2005 and recorded on November 14, 2005 in Instrument No. 20051114-0136859, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Deutsche Bank Trust Company Americas as Trustee by Substitute Trustee's Deed from Germaine Duncan, Vice President, Nationwide Trustee Services, Inc., Substitute Trustee, dated March 18, 2010 and recorded on March 25, 2010 in Instrument No. 20100325-0022288, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 171-173 Welworth Street Madison 37115
improved
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Maxum Properties, LLC, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas as Trustee, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas as Trustee, has executed this deed this 18th day of May, 2010

Deutsche Bank Trust Company Americas as Trustee
by Residential Funding Company, LLC fka Residential
Funding Corp., Attorney in Fact

by **Ximena Wolf**
PMJO

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Ximena Wolf**, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMJO of Residential Funding Company, LLC, the Attorney in Fact of said Deutsche Bank Trust Company Americas as Trustee, the within named bargainor, and that he/she as such PMJO, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20030206-0016740, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 18th day of May, 2010

Notary Public

My Commission expires: 4/22/11

NOTARY PUBLIC-STATE OF FLORIDA
Rose Dorsett-Boles
Commission # DD665856
Expires: APR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT11373