SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100040061 DEEDWARRSP
Recvd: 06/30/10 15:43 2 pgs
Fees:13.00 Taxes:99.90

20100630-0051303

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

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

Notary Public SUZANNE MOLNAR

MY COMMISSION EXPIRES: (AFFIX SEAL)

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-11-2015

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11538

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxum Properties, LLC	Maxum Properttes,LLC	034-13-0-110.00
(NAME) 162-164 Welworth Street	(NAME) 2412 Garrison Cove	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(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 RALI 206-QS3, 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. 20, Block B on the Plan of Eastlawn, of record in Book 547, Pages 153 and 154, Register's Office for Davidson county, Tennessee, described as follows:

Said Lot No. 20 fronts 68 feet on the southerly margin of Welworth Street and extends back 177.34 feet on the westerly line and 149.00 feet on the easterly line to a line in the rear measuring 73.60 feet thereon.

Being the same property conveyed to Harold Theodore Hellegaard, by Warranty Deed from Tinnon W. Medley and Bettye S. Medley, husband and wife, dated November 9, 2005 and recorded on November 14, 2005 in Instrument No. 20051114-0137580, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to T&H Investments, Inc by Quitclaim Deed from Harold Theodore Hellegaard, dated July 18, 2008 and recorded on July 21, 2008 in Instrument No. 20080721-0074749, said Register's Office.

Said property being further conveyed to Deutsche Bank Trust Company Americas, as Trustee RALI 206-QS3 by Substitute Trustee's Deed from Germaine Duncan, Vice-President of Nationwide Trustee Services, Inc., Substitute Trustee, dated May 6, 2010, and recorded on May 12, 2010 in Instrument No. 20100512-0036500, 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 improved ☒ property, known as 162-164 Welworth Street Madison 37115
(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 RALI 206-QS3, 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 RALI 206-QS3, has executed this deed this 15th day of June, 2010

Deutsche Bank Trust Company Americas, as Trustee
RALI 206-QS3 by Residential Funding Company, LLC f/k/a
Residential Funding Corporation

Edwina I - Vaca

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Edwina I Vaca, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMD by Residential Funding Company, LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company Americas, as Trustee RALI 206-QS3, the within named bargainor, and that he/she as such _____, 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 Book _____, Page _____ or in Instrument Number 20030206-0016740 of record in _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 15th day of June, 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:

RT11538

162-164 Welworth Street
Madison, TN 37115