SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 2009

Notary Public

MY COMMISSION EXPIRES: 12-19-11 (AFFIX SEAL)

J. K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011

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

RT10638

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Idia F. Lara Ortiz	Same as new owner	119-07-0121.00
(NAME)	(NAME)	
2514 Glenrose Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(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 National Trust Company, as Trustee for IXIS Real Estate Capital Trust 2006-HE3, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Idia F. Lara Ortiz, an unmarried woman 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. 2 on the Plan of Glenrose Acres (Resubdivision of Lots 1 & 3) as of record in Book 3842, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kendrick Dorse, a single man by Warranty Deed from Sterling Gipson, unmarried, dated June 5, 2006 and recorded on June 12, 2006 in Instrument No. 20060612-0069401, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for IXIS Real Estate Capital Trust 2006-HE3 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc, Substitute Trustee, dated September 17, 2009 and recorded October 6, 2009 in Instrument Number 20091006-0092862, 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 2514 Glenrose Avenue (House Number, (Street)) Nashville (City or Town) 37210 (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 Idia F. Lara Ortiz, and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company, as Trustee for IXIS Real Estate Capital Trust 2006-HE3 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.

BILL GARRETT, Davidson County
Trans:T20090080986 DEEDWARR
Recvd: 12/01/09 10:47 2 pgs
Fees:13.00 Taxes:314.50

20091201-0109751

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company, as Trustee for IXIS Real Estate Capital Trust 2006-HE3 has executed this deed this 22nd day of October, 2009.

Deutsche Bank National Trust Company, as Trustee for IXIS Real Estate Capital Trust 2006-HE3 by Saxon Mortgage Services, Inc., Attorney in Fact

by

STATE OF Utah

COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Mike Holmes, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the POA of Saxon Mortgage Services, Inc., the Attorney in Fact of said Deutsche Bank National Trust Company, as Trustee for IXIS Real Estate Capital Trust 2006-HE3, the within named bargainor, and that he/she as such officer, 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 20091016-0095995, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 22nd day of October, 2009

Notary Public

My Commission expires: 1·30·2012

CALLIE JEPSEN
NOTARY PUBLIC·STATE OF UTAH
350 E. 500 S. #200
SALT LAKE CITY, UT 84111
COMM. EXP. 01-30-2012

RETURN TO:

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

RT10638