BILL GARRETT, Davidson County
Trans:T20120052213 DEEDWARRSP
Recvd: 07/16/12 13:02 4 pgs
Fees:23.00 Taxes:222.00



20120716-0062355

This Instrument Prepared By:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
William L Baugher
P.O. Box 943
Brentwood, TN 37027

Property Tax ID#: 072-15-0-263.00
File #: 1002035648T

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
7769166

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 9 day of January, 2012, by and between DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for the Carrington Mortgage Loan Trust Series 2005-NC3, Asset Backed Pass-Through Certificates, Grantor, and WILLIAM L BAUGHER, a married man, whose address is, P.O. Box 943, Brentwood, TN. 37027 Grantee.

Witnesseth:

That for and in consideration of the sum of $53,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 108 McKennel, Nashville, TN, 37206

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantees successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantees successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Carrington Mortgage Services, Attorney in Fact For:
DEUTSCHE BANK NATIONAL TRUST COMPANY
as Trustee for Carrington Mortgage Loan Trust Series
2005-NC3 Asset Backed Pass-Through Certificates

By: _____

Its: Greg Schleppy
~~SR.Vice President, Call Center Operations~~
Carrington Mortgage Services, LLC

_____
Witness

Julio Gonzalez
Printed Name

_____
Witness

Marisela Gutierrez
Printed Name

STATE OF California }

COUNTY OF Orange }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Greg Schleppy its S.V.P Carrington Mortgage Services, Attorney in fact for: DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for Carrington Mortgage Loan Trust Series 2005-NC3 Asset Backed Pass-Through Certificates, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 9 day of January, ~~2011~~ 2012.

ELVIRA OCHOA
Commission # 1949063
Notary Public - California
San Bernardino County
My Comm. Expires Aug 21, 2015

_____
Notary Public
My Commission Expires 8/21/15

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Carrington Mortgage Services, LLC
As Attorney-In-fact

Affiant

Subscribed and sworn to before me this the 9 day of January, 2012 ~~2011~~.

ELVIRA OCHOA
Commission # 1949063
Notary Public - California
San Bernardino County
My Comm. Expires Aug 21, 2015

Notary Public
My Commission Expires: 8/21/15

Name and Address of Property Owner:
William L. Baxter
P.O. Box 943
Brentwood, TN 37027

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
William L. Baxter
P.O. Box 943
Brentwood TN 37027

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 18 AND 19 ON THE MAP SHOWING M.P. ESTES SUBDIVISION OF LOT NOS. 1,2,4 TO 9 INCLUSIVE AND PART OF LOT NOS. 10 TO 13 INCLUSIVE ON THE MAP OF SHARP AND HORN'S 6TH ADDITION OF RECORD IN BOOK 843, PAGE 39, OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, FEBRUARY 10, 1942, AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY LINE OF LOT NO. 17 OF SAID SUBDIVISION 141.2 FEET NORTH OF THE NORTH MARGIN OF MCKENNELL AVENUE; THENCE EASTERLY AND PARALLEL WITH THE NORTH MARGIN OF MCKENNELL AVENUE 166 FEET TO AN IRON PIN 150 FEET WEST OF THE WESTERLY MARGIN OF RIVERSIDE DRIVE; THENCE SOUTHEASTERLY AND PARALLEL WITH THE WESTERLY MARGIN OF RIVERSIDE DRIVE 150 FEET MORE OR LESS TO THE NORTH MARGIN OF MCKENNELL AVENUE; THENCE WESTERLY ALONG SAID NORTH MARGIN OF MCKENNELL AVENUE 85.25 FEET TO THE EASTERLY LINE OF SAID LOT NO. 17 OF SAID SUBDIVISION; THENCE NORTHERLY 141.2 FEET TO THE POINT OF BEGINNING.

Parcel ID: 72-15-01263.00

Commonly known as 108 McKennel, Nashville, TN 37206

Being the same property conveyed to Deutsche Bank National Trust Company by Deed recorded 4-18-2011 as Doc # ~~20110418-0029801~~ see 20110418-0029801.



+U02615384+

2021 4/30/2012 77669166/1