BILL GARRETT, Davidson County
Trans:T20130025861 DEEDWARRSP
Recvd: 04/01/13 12:45 3 pgs
Fees:18.00 Taxes:245.29
20130401-0031443

CE1302-TN-540248

| SPECIAL WARRANTY DEED<br><br>Contract Management Coordinator | STATE OF FLORIDA<br>COUNTY OF PALM BEACH<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,294.00<br><br>Affiant Jacqueline S Michaelson<br>SUBSCRIBED AND SWORN TO BEFORE ME,<br>THIS 11 DAY OF March 2013<br><br>Notary Public<br>MY COMMISSION EXPIRES: (AFFIX SEAL)<br>NOTARY PUBLIC STATE OF FLORIDA<br>Ellen M. Berke<br>Commission # DD933297<br>Expires: DEC. 03, 2013<br>BONDED THRU ATLANTIC BONDING CO., INC. |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY:** Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Tyler King<br><br>1206 Stockell St<br>Nashville, TN 37207 | Tyler King<br><br>1206 Stockell St<br>Nashville, TN 37207 | 07115035100 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, **Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2005-1 Asset-Backed Certificates, Series 2005-1,** (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Tyler King A Single Person ,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

**Please see attached Exhibit "A"**

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

This improved property known as: 1206 Stockell St, Nashville, TN 37207

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Tyler King A Single Person** , his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2005-1 Asset-Backed Certificates, Series 2005-1,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Tyler King A Single Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2005-1 Asset-Backed Certificates, Series 2005-1,** has executed this deed this the 11 day of March, 2013.

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MERITAGE MORTGAGE LOAN TRUST 2005-1 ASSET-BACKED CERTIFICATES, SERIES 2005-1**

**By: Ocwen Loan Servicing, LLC, as its Attorney In Fact**
Jacqueline S Michaelson
**Contract Management Coordinator**

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jacqueline S Michaelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MERITAGE MORTGAGE LOAN TRUST 2005-1 ASSET-BACKED CERTIFICATES, SERIES 2005-1**, 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 Register's Office for County, State of Tennessee.

Witness my hand and Notarial Seal this 11 day of March, 2013.

Ellen M. Berke

Notary Public

My Commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission # DD933297
Expires: DEC. 03, 2013
BONDED THRU ATLANTIC BONDING CO., INC

**POA recorded simultaneously herewith.**

**RETURN TO:**
Tyler King
1206 Stockell St
Nashville, TN 37207

**EXHIBIT "A"**

**BEING LOT NO. 91 ON THE PLAN OF BENEDICT LAND COMPANY'S FIRST SUBDIVISION OF THE LINDSLEY TRACT, OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.**

**SAID LOT NO. 91 FRONTS 50 FEET ON THE WEST SIDE OF STOCKELL STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 175 FEET, MORE OR LESS, TO AN ALLEY.**

Being Property Conveyed by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC as Successor Trustee to Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2005-1 Asset-Backed Certificates, Series 2005-1, recorded February 15, 2013, in Inst# 20130215-0015635, Davidson County, Tennessee.