BILL GARRETT, Davidson County
Trans:T20140057333 DEEDWARR
Recvd: 08/06/14 10:50 2 pgs
Fees:13.00 Taxes:573.50

20140806-0070614

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2014.

Notary Public
My commission expires:

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1405-49034

Address of New Owner:	Send Tax Bills to:	Tax Information
Carolina Martinez 2477 Una Antioch Pike Antioch TN 37013	New owner	149-00-0-192.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alfredo Garcia and Carolina Garcia, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ernesto Martinez and wife, Carolina Martinez, hereinafter called the Grantees, their successors and assigns, a 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. 1, on the Plan of Bradley Heights, of record in Book 4470, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1 by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC, Successor Trustee, dated April 11, 2012, recorded April 16, 2012, of record in Instrument No. 20120416-003221, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alfredo Garcia and Carolina Garcia, husband and wife by Special Warranty Deed from U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1, dated September 26, 2012, recorded October 10, 2012, of record in Instrument No. 20121010-0092674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Book 4470, Page 9, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made.

This conveyance is subject to taxes or special assessments which are not shown as existing liens by the public records, including the lien of General Taxes for the year 2014 and thereafter, which are not yet due and payable. The Company assumes no liability for supplemental assessments imposed pursuant to the provisions of T.C.A. 67-5-603, et seq

This property is improved property known as 2477 Una Antioch Pike, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 1st day of August, 2014.

Alfredo Garcia

Carolina Garcia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alfredo Garcia and Carolina Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1st day of August, 2014.

State of Tennessee at Large

My Commission expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON