RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-25399

BILL GARRETT, Davidson County
Trans:T20150028641 DEEDWARRSP
Recvd: 04/16/15 12:20 5 pgs
Fees:28.00 Taxes:110.63
20150416-0033727

THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Suite 608
Seminole, FL 33777

When Recorded Return To:
Carrington Title Services, LLC
6100 Tennyson Parkway, Suite 100
Plano, TX 75024

New Owner(s) Address & Mail Tax Statements To:
Luis Martinez & Ortencia Hernandez
350 Bluegrass Ave
Madison, TN 37115

Property Tax ID#: 05112008200

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 7th day of April, 2015, by and between DEUTSCHE BANK NATIONAL TRUST COMPANY, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1, whose address is 1610 E. St. Andrews Place, B-150, Santa Ana, CA 92705, Grantor, and LUIS MARTINEZ and ORTENCIA HERNANDEZ, husband and wife, whose mailing address is 350 Bluegrass Ave, Madison, TN 37115, Grantees.

Witnesseth:

That for and in consideration of the sum of **Twenty-Nine Thousand, Nine Hundred and 00/100 ($29,900.00) Dollars,** 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 Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 350 Bluegrass Ave, Madison, TN 37115

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

And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

DEUTSCHE BANK NATIONAL TRUST COMPANY,
as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1

By: _____ 4/7/2015 Title: Vice President

Elizabeth A. Ostermann
Printed Name

STATE OF _____}

COUNTY OF _____}

On this ____ day of _____, 2015, before me, personally appeared _____ who is a/the _____ of DEUTSCHE BANK NATIONAL TRUST COMPANY, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1, on behalf of said company, to me known to be the person described in and who executed the foregoing instrument on behalf of said company, and who acknowledged the execution of same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

See Attached

_____
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On April 7, 2015 before me, Sarah Nicole Worthen-Vasquez, Notary
(insert name and title of the officer)

personally appeared Elizabeth A. Ostermann,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SARAH NICOLE WORTHEN-VASQUEZ
COMM. # 2086031
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires Oct. 14, 2018

WMD2 WMD2

Signature _____ (Seal)

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 $29,900.00, 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.

Affiant

Subscribed and sworn to before me this the 10 day of April, 2015.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Luis Martinez & Ortencia Hernandez
350 Bluegrass Ave
Madison, TN 37115

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

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, PART OF LOT NO. 2 AND PART OF A 2 FOOT RESERVED STRIP AND ADJOINING TRACT ON THE PLAN OF ANDREW JACKSON'S ADDITION TO MONTAQUE PARK, OF RECORD IN BOOK 547, PAGES 83 AND 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SAID PROPERTY FRONTS 142 FEET ON THE NORTHERLY MARGIN OF BLUEGRASS AVENUE AND EXTENDS BACK ON A BROKEN LINE 164.40 FEET ON THE EASTERLY LINE AND 142.8 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 116.7 FEET THEREON.

The source of title is recorded at Instrument Number 20141125-0108605, in the Register's Office for Davidson County, Tennessee.

Property Address: 350 Bluegrass Ave, Madison, TN 37115

Tax ID#: 05112008200