Davidson County DEEDWARRSP
Recvd: 06/23/15 15:12 4 pgs
Fees:23.00 Taxes:303.40
20150623-0060188

CE1412-TN-2307302

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant Jami Dorobiala

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF June 2015

Personally Known To Me
6/12/15HC

Notary Public Holly Christian

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Holly Christian
My Commission FF 180349
Expires 12/02/2018

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ignacio Rayo Garcia and Petra Garcia Montoya 266 Ocala Dr Nashville, TN 37211	Ignacio Rayo Garcia and Petra Garcia Montoya 266 Ocala Dr Nashville, TN 37211	16207006200

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 Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Ignacio Rayo Garcia and Petra Garcia Montoya, Husband and wife, Joint tenants with rights of survivorship,** 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: 113 Lindy Murff Court, Antioch, TN 37013

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 **Ignacio Rayo Garcia and Petra Garcia Montoya, Husband and wife, Joint tenants with rights of survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1** 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 **Ignacio Rayo Garcia and Petra Garcia Montoya, Husband and wife, Joint tenants with rights of survivorship**, 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 Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1,**has executed this deed this the 12 day of June, 2015.

"DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R1"

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact
Jami Dorobiala
Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Jami Dorobiala as Contract Management Coordinator, of Ocwen Loan Servicing, LLC, as attorney in fact of said "**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R1**. Personally Known To Me 6/12/15 HC

Witness my hand and Notarial Seal this 12 day of June, 2015.

Holly Christian
Notary Public

Holly Christian
My Commission expires: 12/2/18

POA recorded simultaneously herewith.

20150623-0060187

RETURN TO:
Ignacio Rayo Garcia and Petra Garcia Montoya
266 Ocala Dr
Nashville, TN 37211

Notary Public State of Florida
Holly Christian
My Commission FF 180349
Expires 12/02/2018

EXHIBIT "A"

THE CERTAIN REAL PROPERTY LOCATED IN DAVISON COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING LAND IN THE 5TH CIVIL DISTRICT BEING LOT NO. 197 ON THE PLAN OF ANTIOCH PARK, SECTION 3, AS OF RECORD IN BOOK 4460, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT NO. 197 FRONTS A TOTAL OF 75.45 FEET ALONG THE REVERSE CURVE OF THE SOUTHWESTERLY MARGIN OF LINDY MURFF COURT, AND EXTENDS BACK 198.4 FEET ON THE NORTHWESTERLY LINE AND 203.2 FEET ON THE SOUTHEASTERLY LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 75.08 FEET.

Being Property Conveyed by Trustee's Deed from Jason S. Mangrum, J.P. Substitute Trustee to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R1, recorded December 8, 2014, in , Davidson County, Tennessee.

Prior Title Trustee Deed: Instrument # 20141208-0112242

I, Lori Lancaster do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.