BILL GARRETT, Davidson County
Trans:T20150075643 DEEDWARRSP
Recvd: 09/04/15 10:25 3 pgs
Fees:18.00 Taxes:196.10
20150904-0090333

This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041504140

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $53,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantor or Agent of Grantor

Subscribed and sworn to before me this 3rd day of September, 2015.

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7-3-2017
(SEAL)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Raunel Ortiz	NEW OWNER	034 14 019.00
2013 Bartlett Rd		
Memphis, TN 38134		

SPECIAL WARRANTY DEED
(Corporation)

UMB Bank, National Association, not in its individual capacity but solely as Legal Title Trustee of MART Legal Title Trust 2015-NPL1, by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Raunel Ortiz, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 8, Stanley Heights, as shown on plat of record in Plat Book 3300, Page 74, amended in Plat Book 3986, Page 917, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantee(s) in Quitclaim Deed, as filed at Instrument Number 20150904-0090331 **in the Register's Office of Davidson County, Tennessee**

Commonly known as: 308 Dinwiddie Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 26 day of August, 2015

UMB Bank, National Association, not in its individual capacity but solely as Legal Title Trustee of MART Legal Title Trust 2015-NPL1

By: _____
Servis One, Inc. dba BSI Financial Services, as Attorney-in-Fact

Brian Sindell
Vice President

ITS: _____

Certificate of Acknowledgment

State of California

County of Orange ss.

Personally appeared before me, the undersigned Notary Public, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the _____ of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this _____ day of August, 2015

_____
Notary Public

My commission expires:

_____
(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 8/26/15 before me, D. Waldron,
Date *Here Insert Name and Title of the Officer*

personally appeared Brian Sindell,
Name(s) of Signer(s)

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.

D. WALDRON
COMM. # 2008373
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Feb. 23, 2017

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.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed Document Date: 8/26/15
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Brian Sindell	Signer's Name: _____
☒ Corporate Officer — Title(s): VP	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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