CE1406-TN-1788762

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 11/02/15 14:53 4 pgs
Fees:23.00 Taxes:358.90
20151102-0111456

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Jacqueline S. Michaelson

Affiant Jacqueline S. Michaelson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF July 2015

Notary Public Jami Dorobiala

MY COMMISSION EXPIRES: (AFFIX SEAL)
Personally Known To Me

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

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:
Maria Loza and Adriana Loza 131 Rioavista Drive Madison, TN 37115	Maria Loza and Adriana Loza 131 Rioavista drive Madison, TN 37115	05201027500

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-R7, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Maria Loza A Married Person and Adriana Loza, A Married Person, as Tenants In Common,** 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: 738-B Madison Blvd, Madison, TN 37115

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 **Maria Loza A Married Person and Adriana Loza, A Married Person, as Tenants In Common,** 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-R7** 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 **Maria Loza A Married Person and Adriana Loza, A Married Person, as Tenants In Common**, 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-R7,**has executed this deed this the 17 day of July, 2015.

"DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R7"

Jacqueline S. Michaelson

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 Jami Dorobiala, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jacqueline S. Michaelson (Name) as Contract Management Coordinator (Title), 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 AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R7.**

Witness my hand and Notarial Seal this 17 day of July, 2015. Personally Known To Me

Jami Dorobiala

Notary Public

My Commission expires:

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

POA recorded simultaneously herewith.

RETURN TO:
Maria Loza and Adriana Loza
131 Rioavista drive
Madison, TN 37115

EXHIBIT "A"

BEING LOT NO. 33 AND THE NORTHERLY ONE-HALF (1/2) OF LOT NO. 34 OF BLOCK "B" POWER AND ROTH'S SUBDIVISION OF MADISON PARK, AS OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 33 AND THE NORTHERLY ONE-HALF (1/2) OF LOT NO. 34 ADJOIN AND FRONT TOGETHER 75 FEET ON THE WEST SIDE OF MADISON BOULEVARD AND RUN BACK BETWEEN PARALLEL LINES 145 FEET TO A DEAD LINE.

Being Property Conveyed by Substitute Trustee's Deed from Jason S. Mangrum, as Substitute Trustee to Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-R7, recorded May 30, 2014, in Instrument No. 20140530-0046757, Davidson County, Tennessee.

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.