SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2007

Notary Public

MY COMMISSION EXPIRES: 1-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT2798

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Shaun M. Berlinger and Heather R. Berlinger			USAA Federal Savings Bank			108-12-0 111.00
(NAME)			10750 McDermott Frwy			
1008 Reelfoot Ct.						
(ADDRESS)			(ADDRESS)			Loan # 100105600021292973
Nashville (CITY)	TN (STATE)	37214 (ZIP)	San Antonio (CITY)	TX (STATE)	78288 (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Washington Mutual Bank, as successor in interest to Long Beach Mortgage Company by operation of law, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Shaun M. Berlinger and Heather R. Berlinger, husband and wife as tenants by the entirety, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being land situated in the City of Nashville, Davidson County, Tennessee, being Lot No. 13 on the plan of Reelfoot, Section 1, as of record in Plat Book 5200, Page 641, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George T. Rodgers, Jr., and wife, Patricia Ann Rodgers by Warranty Deed from Robak Corporation dated September 14, 1984 and recorded September 17, 1984 in Book 6383, Page 488, Register's Office for Davidson County, Tennessee. Said property being further conveyed to George T. Rodgers by Quit Claim Deed from Patricia A. Rodgers dated October 8, 2001 and recorded October 8, 2001 in Instrument Number 20011008-0108998, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Washington Mutual Bank, as Successor-in-interest to Long Beach Mortgage Company by operation of law by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated January 4, 2007, recorded January 24, 2007, of record in Instrument No. 20070124-0009721, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1008 Reelfoot Ct. Nashville 37214
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Shaun M. Berlinger and Heather R. Berlinger, and his/her/their assigns, forever.

Said Washington Mutual Bank, as successor in interest to Long Beach Mortgage Company by operation of law., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 04/02/07 14:06 2 pg
Fees:13.00 Taxes:432.90

20070402-0039043

IN WITNESS WHEREOF, the said Washington Mutual Bank, as successor in interest to Long Beach Mortgage Company by operation of law., has executed this deed this March 5, 2007

Washington Mutual Bank, as successor in interest to Long Beach Mortgage Company by operation of law

By

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rosa Salgado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Vice President respectively of the Washington Mutual Bank, the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this March 5, 2007

Commission expires:

Notary Public

Commission # 1577139
Notary Public - California
Los Angeles County
My Comm. Expires May 3, 2009

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT2798