Davidson County DEEDWARR
Recvd: 05/01/07 10:07 2 pgs
Fees:13.00 Taxes:336.70
20070501-0051597

SPECIAL WARRANTY DEED

ELAINE EVERSMEYER Notary Public State of Tennessee DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Apr. 1, 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

RT3168

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany Danielle Rager	Brittany Danielle Rager	025-04-0 002-01
(NAME)	(NAME)	
208 Moncrief Ave.	478 Bay Point Dr.	
(ADDRESS)	(ADDRESS)	
Goodlettesville TN 37072	Gallatin TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (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, Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Brittany Danielle Rager, Single

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:

Tract No. 3 of the land conveyed to Matt N. Thomson (erroneously referenced as Thompson on previous deed), et ux, by deed from H.N.(erroneously referenced as HH on previous deed) Lampley, et ux, as of record in Book 3529, Page 291, Register's Office for Davidson County, Tennessee, and described according to a survey by R. Gee, Surveyor, May 15, 1962 as follows:

Beginning at a point on the southerly margin of Moncrief Avenue, common corners of Tracts 2 and 3; thence with the line between Tracts 2 and 3 South 3 degrees 04 minutes East 150 feet to a point; thence South 87degrees 00 minutes West 94 feet to an iron pin; thence North 6 degrees 15 minutes East 152 feet to an iron pin; thence with Moncrief Avenue, North 87 degrees 00 minutes East 69.4 feet to the point of beginning.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2 by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee dated March 1, 2007 and recorded March 9, 2007 in Instrument Number 20070309-0029241, Register's Office for 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 208 Moncrief Ave. Goodlettesville 37072
(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 Brittany Danielle Rager, and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2., 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.

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2., has executed this deed this 16th day of April, 2007

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2 by Washington Mutual Bank as successor in interest to Long Beach Mortgage Company, its Attorney in Fact

By _____

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Rosa Salgado, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Washington Mutual Bank, the Attorney in Fact of said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2., the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 200705010051596 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 16th day of April, 2007

_____
Notary Public

My Commission expires: May 8 2009

RUTH ELIZET CARRILLO
Commission # 1577139
Notary Public - California
Los Angeles County
My Comm. Expires May 8, 2009

RETURN TO:

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

RT3168