SPECIAL WARRANTY DEED

KAREN WINKLER 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 $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF October 2008

Notary Public

MY COMMISSION EXPIRES: 9/3/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

Davidson County DEEDWARR
Recvd: 10/30/08 12:50 2 pgs
Fees:13.00 Taxes:351.50
20081030-0108349

RT8472

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon R Hill (NAME)	Sharon R. Hill (NAME)	135-12-0-D 149.00 CO /
1149 Nashboro Boulevard (ADDRESS)	1501 Woodland Pointe Ln (ADDRESS)	
Nashville TN 37217 (CITY) (STATE) (ZIP)	Nashville TN 37214 (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 Sharon R Hill, A Single person 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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 149 of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Declarations of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws amended thereto; together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as sets forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such units.

Being the same property conveyed to Tionna womack and husband Reginald Womack by Warranty Deed from Clubhouse Trails, a joint venture, dated January 31, 2006 and recorded February 3, 2006 in Instrument Number 20060203-0014074, Register's Office for Davidson County, Tennessee, AND;

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 Nationwide Trustee Services, Inc., Substitute Trustee, dated August 14, 2008 and recorded August 21, 2008 in Instrument Number 20080821-0085974, 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 1149 Nashboro Boulevard Nashville 37217
(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 Sharon R Hill, 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 24th day of October, 2008

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

April Clark

April Clark

By Lorre Lettman

OFFICER

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Lorre Lettman, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the OFFICER of JP Morgan Chase Bank, National Association as successor in interest to 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 OFFICER, 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 20080909-0092177 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this ~~20th~~ 24th day of October, 2008

Melonye H. Nadeau

Notary Public

My Commission expires: _____

MELONYE H. NADEAU
MY COMMISSION # DD674406
EXPIRES: August 22, 2011
Fl. Notary Discount Assoc. Co.
NOTARY PUBLIC STATE OF FLORIDA 1-800-3-NOTARY

RETURN TO:

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

RT8472