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 $112,000.00

Paula Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF April 2009

Karen Winkler
Notary Public

MY COMMISSION EXPIRES: 9-30-2013
(AFFIX SEAL)

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

RT8976

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison L Simpson	SAME AS NEW OWNER	72-4/280.00 /
(NAME)	(NAME)	
1449 Janie Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090024254 DEEDWARR
Recvd: 04/13/09 15:31 2 pgs
Fees:13.00 Taxes:414.40

20090413-0033293

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 Co. as Trustee for Long Beach Mortgage Loan Trust 2006-10, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Alison L Simpson, unmarried

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 Lot No. 32, Block D, on the Map of Country Club Estates, as shown on plat of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carol McNeil, an unmarried woman, (Carol McNeil which should have been Carol A. McNeill, Carol McNeill being one and the same as Carol A. McNeill) by Warranty Deed from Mary S. Dietrich, an unmarried woman, dated September 15, 2006 and recorded September 18, 2006 in Instrument Number 20060918-0115353 and re-recorded September 27, 2006 in Instrument Number 20060927-0119560, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank National Trust Co. as Trustee for Long Beach Mortgage Loan Trust 2006-10 by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee, dated November 20, 2008 and recorded December 4, 2008 in Instrument Number 20081204-0117629, said Register's Office.

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 1449 Janie Avenue Nashville 37216
(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 Alison L Simpson, and his/her/their assigns, forever.

Said Deutsche Bank National Trust Co. as Trustee for Long Beach Mortgage Loan Trust 2006-10, 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 Co. as Trustee for Long Beach Mortgage Loan Trust 2006-10., has executed this deed this 25th day of February, 2009

Deutsche Bank National Trust Co. as Trustee for Long Beach Mortgage Loan Trust 2006-10 by JP Morgan Chase Bank, National Association as successor in interest to Washington Mutual Bank, Attorney in Fact

(witness) Devon D. Mischler

By KELLY LIVINGSTON
VICE PRESIDENT

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared KELLY LIVINGSTON, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VICE PRESIDENT 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 Co. as Trustee for Long Beach Mortgage Loan Trust 2006-10, 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 20090223-0015812, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 25th day of Feb 2009

Carolyn K. Cloud
Notary Public

My Commission expires:

CAROLYN K. CLOUD
Notary Public - State of Florida
My Commission Expires Apr 24, 2010
Commission # DD 544306
Bonded By National Notary Assn

RETURN TO:

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

RT8976