TRL

SPECIAL WARRANTY DEED

KAREN WINKLER 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 $134900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF June 2009

Notary Public

MY COMMISSION EXPIRES: 9-3-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9714

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery A Clark and Lauren Clark	Same as new owner	053-16-0 177.00 /
(NAME)	(NAME)	
634 Kings Way Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(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 Trust Company Americas, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, 2006-QS17 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jeffery A Clark and Lauren Clark, husband and wife

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:

Being Lot Nos. 46 on the Plan of King Court, Section Three, of record in Plat Book 7900, Page 958, amended in Book 9705, Page 872, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy J. Rippy by Warranty Deed from Brian Jones and wife, Dyann C. Jones dated November 22, 2006 and recorded on January 11, 2007 in Instrument No. 20070111-0004592, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Deutsche Bank Trust Company Americas, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, 2006-QS17 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee dated February 19, 2009 and recorded on February 24, 2009 in Instrument No. 20090224-0016082, 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 634 Kings Way Drive Old Hickory 37138
(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 Jeffery A Clark and Lauren Clark, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, 2006-QS17warrants 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.

BILL GARRETT, Davidson County
Trans:T20090036248 DEEDWARR
Recvd: 06/02/09 11:45 2 pgs
Fees:13.00 Taxes:499.13
20090602-0050611

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, 2006-QS17, has executed this deed this 5th day of May, 2009

Deutsche Bank Trust Company Americas, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, 2006-QS17

by DENISE BAILEY Assistant Secretary
RESIDENTIAL FUNDING COMPANY, LLC
ATTORNEY-IN-FACT

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared DENISE BAILEY, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Residential Funding Company, LLC *, the Attorney in Fact of said Deutsche Bank Trust Company Americas, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, 2006-QS17, the within named bargainor, and that he/she as such Asst. Secretary, 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 20030206-0016740 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 5th day of May, 2009

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

My Commission expires

Notary Public

* f/k/a Residential Funding Corp.

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9714