# 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 30th DAY OF July 2009

Notary Public

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

BILL GARRETT, Davidson County
Trans: T20090045391 DEEDWARR
Recvd: 07/07/09 10:01 2 pgs
Fees: 13.00 Taxes: 351.50
20090707-0063163

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

RT9303

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rajni M. Rouse | Same as new owner. | 058-11-0 206.00 / |
| (NAME) 3837 Lunn Drive | (NAME) | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37218 (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 Trust 2006-2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Rajni M. Rouse, A married 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 Lot No. 23 on the Re-Subdivision of portion of Lot 1-A, on the Plan of Gold Key Estates, as of record in Book 5060, Page 36, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.***

***Being the same property conveyed to Damian Perry, unmarried by Warranty Deed from J.I. Kislak Mortgage Service, Corporation dated January 20, 1994 and recorded January 26, 1994 in Book 9230, Page 758, Register's Office for Davidson County, Tennessee.***

***Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-2 by Substitute Trustee's Deed from Laura Grifka, substitute trustee, dated January 8, 2009, recorded January 21, 2009, of record in Instrument No. 200901210005174, 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 3837 Lunn Drive Nashville 37218
(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 Rajni M. Rouse, and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage 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 Trust 2006-2, has executed this deed this ~~8th~~ 11th day of May, 2009

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

by Glenn R. Smallwood 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 Glenn R. Smallwood, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of JPMorgan Chase Bank, NA 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 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 20090325-0026921, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 6th day of May, 2009

Sarah K. Arnold
Notary Public

My Commission expires: 2/2/13

SARAH K. ARNOLD
MY COMMISSION #DD857425
EXPIRES: FEB 02, 2013
Bonded through 1st State Insurance

**RETURN TO:**

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

**RT9303**