BILL GARRETT, Davidson County
Trans:T20130028364 DEEDWARRSP
Recvd: 04/08/13 13:40 6 pgs
Fees:33.00 Taxes:55.87
20130408-0034489

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Schree Hill	Schree Hill	08111032100
1724 16th Ave N	1401 Cranapple Cv	
Nashville, TN 37208	NASHVILLE, TN 37208	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-WL 1**, 7255 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), in favor of **SCHREE HILL, A SINGLE PERSON**, ("Grantee") 1401 Cranapple Cove, Nashville, TN 37208.

FOR AND IN CONSIDERATION of the sum of **FIFTEEN THOUSAND ONE HUNDRED DOLLARS ($15,100.00)**, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 5th day of March, 2013.

GRANTOR:
Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-WL 1

BY: JPMorgan Chase Bank, National Association, Its Attorney in Fact **

By: 3-5-13
Name: Kristy Wright
Its: Vice President

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of **JPMorgan Chase Bank, National Association**, the attorney-in-fact for **Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-WL 1**, and that in its capacity as attorney-in-fact for **Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-WL 1**, she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

See Attached Notary Acknowledgement

_____
Notary Public
My Commission Expires: _____

**Executed pursuant to the POA recorded as Instrument #09106558, Shelby County, Tennessee Register of Deeds.

Notary Acknowledgment

STATE OF FLORIDA KW

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this March 5, 2013, by Kristy Wright, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-WL1, on behalf of the corporation. He/she is personally known to me.



X _____
Notary Public

(seal)

Printed Name: Christina E. Aviles

Schree Hill

1401 Cranapple Cove

Nashville, TN 37208

State of GA
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $15,100.00.

Affiant

Subscribed and sworn to before me this March 5, 2013.

T LIVINGSTON
MY COMMISSION EXPIRES
AUGUST
8
2016
DEKALB CO., GA
NOTARY PUBLIC

Notary Public

My Commission Expires: 8-8-16

SPECIAL WARRANTY DEED

EXHIBIT "A"

Described Property located in Davidson County, Tennessee, and more particularly described as follows:

Being the South ½ of Lot Number 294 in McGavock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the Easterly side of 16th Avenue North, formerly Herdershott Street, and runs back between parallel lines 170 feet to an alley.

The grantor received title to the above-captioned real estate by Substitute Trustee's Deed of record in Instrument No. 20120523-0044628, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Substitute Trustee's Deed, recorded in Instrument 20120523-0044628, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.