This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2014110465TN

Davidson County DEEDWARRSP
Recvd: 06/23/15 08:11 4 pgs
Fees:23.00 Taxes:392.20
20150623-0059761

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) James David Guschke	(Name) Acopia	096-05-0-171.00
(Address) 2659 Woodberry Dr.	(Address) 306 Northcreek Blvd Ste 100	
(City) (State) (Zip) Nashville, TN 37214	(City) (State) (Zip) Goodlettsville, TN	37072

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Deutsche Bank National Trust Company, as Trustee, in trust for registered holders of Long Beach Mortgage Loan Trust 2006-WL2, Asset-Backed Certificates, Series 2006-WL2,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **James David Guschke,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **096-05-0-171.00**

X Improved OR
Unimproved property located at:

2659 Woodberry Drive, Nashville, TN 37214, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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.

Witness our hand as of the 6/2/15, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

Deutsche Bank National Trust Company, as Trustee, in trust for registered holders of Long Beach Mortgage Loan Trust 2006-WL2, Asset-Backed Certificates, Series 2006-WL2 by Select Portfolio Servicing, Inc. as Attorney in Fact for JPMorgan Chase Bank, National Association as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee

By _____ 6/2/15

Name Eric Nelson, Document Control Officer

Title Eric Nelson, Document Control Officer

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Eric Nelson, Document Control Officer (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Eric Nelson, Document Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., as Attorney in Fact for JPMorgan Chase Bank, National Association as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee, in trust for registered holders of Long Beach Mortgage Loan Trust 2006-WL2, Asset-Backed Certificates, Series 2006-WL2 the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this 6/2/15.

LEANNA JOHNSTUN
Notary Public State of Utah
My Commission Expires on:
January 23, 2019
Comm. Number: 681582

Notary Public

My Commission Expires: 1-23-19

~~State of Tennessee~~ Utah
County of Salt Lake

The actual consideration or value, whichever is greater, for this transaction is $106,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn before me this June 18, 2015.

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-6-17

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot Number 141 on the Plan of Woodberry Park, of record in Book 2133, Page 117-119, Register's Office of Davidson County, Tennessee.

Said Lot Number 141 fronts 110.0 feet on the southerly margin of Woodberry Drive and extends back 129.0 feet on the easterly line and 123.0 feet on the westerly line to a broken line in the rear, measuring 159.4 feet thereon.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee, in trust for registered holders of Long Beach Mortgage Loan Trust 2006-WL2, Asset-Backed Certificates, Series 2006-WL2 by Substitute Trustee's Deed filed for record in Instrument Number 2014118-0106256 in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17