SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100059219 DEEDWARRSP
Recvd: 09/20/10 15:52 4 pgs
Fees:23.00 Taxes:311.54
20100920-0074866

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,200.00

Dean Passwaiter
Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September 2010

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-17-2015

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11687

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Donnell	Ronnie Donnell	163020A03000CO/
(NAME) 4901 Ellen Way	(NAME) 4901 Elllen Way	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	Antioch TN 37013 (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 J.P. Morgan Mortgage Acquisition Trust 2007-CH2, Asset Backed Pass-Through Certificates, Series 2007-CH2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ronnie Donnell, an unmarried man.

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:

SEE ATTACHED EXHIBIT "A"

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 4901 Ellen Way Antioch 37013
(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 Ronnie Donnell, and his/her/their assigns, forever.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH2, Asset Backed Pass-Through Certificates, Series 2007-CH2
., has executed this deed this 30th day of August, 2010

Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH2, Asset Backed Pass-Through Certificates, Series 2007-CH2, by: JPMorgan Chase Bank, National Association, ~~as Attorney in Fact~~

JPMORGAN CHASE BANK NA CORPORATE SEAL 1824 UNITED STATES

Tony Huynh
Asst V.P.

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of JPMorgan Chase Bank, National Association the Attorney in Fact of said Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH2, Asset Backed Pass-Through Certificates, Series 2007-CH2, the within named bargainor, and that he/she as such _____, 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 Book _____, Page _____ or in Instrument Number 20090702-0062087 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 30th day of August, 2010

See Attachment

Notary Public

My Commission expires: _____

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11687

ACKNOWLEDGMENT

State of California
County of San Diego)

On August 30, 2010 before me, Theresa E Organ, Notary Public
(insert name and title of the officer)

personally appeared Tony Huynh, Asst V.P.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

THERESA E. ORGAN
COMM. #1837284
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXPIRES MARCH 17, 2013

EGWT EGWT

Signature _____ (Seal)

Escrow File No.: **RT11687**

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 191 on the plan of Hickory Highland Place, Section 3, Phase 1-A, of record in Instrument No. 20031014-0151914, Register's Office for Davidson County, Tennessee, reference to said plat is made for a more complete and legal description.

Being the same property conveyed to Lidia L. Hutchinson, unmarried, by Warranty Deed from Jerry Butler Builders, LLC, dated August 29, 2006 and recorded September 6, 2006 in Instrument No. 20060906-0109787, and re-recorded on September 22, 2006 in Instrument No. 20060922-0117833 to correct property address, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH2, Asset Backed Pass-Through Certificates, Series 2007-CH2 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated July 28, 2010 and recorded on August 5, 2010 in Instrument No. 20100805-0061673, said Register's office.