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20120403-0028284

S&K #: 12-030013

SPECIAL WARRANTY DEED

THIS DEED, between Citibank, N.A. as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2007-3, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Kenneth W. Ohlmann and Patrice C. Ohlmann, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in the City of Nashville, in Davidson County, Tennessee, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1068, as specified on the Plat shown in the Master Deed on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument Number 20051221-0153160, as amended in Instrument Number 20051228-0155671 and Instrument Number 20060518-00584640, in the Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit E to the Second Amendment to the Master Deed of record under Instrument Number 20060518-0058640, for a more complete identification and description of said unit.

Being all of the same property conveyed to Jessica Lorena Romero, a single person, by Deed dated October 31, 2006 of record in Instrument Number 20061108-0139231, Register's Office for Davidson County, Tennessee.

More commonly known as: 1068 1st Avenue North, Nashville, Tennessee 37201.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061108-0139231 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110215-0012851, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Citibank, N.A. as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2007-3

By: JPMorgan Chase Bank, National Association, its attorney in fact

By: Gladis Turcios

Title: Vice President

STATE OF _____
COUNTY OF _____ see attached

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, an officer or authorized signatory of JPMorgan Chase Bank, National Association, the attorney in fact for Citibank, N.A. as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2007-3, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who, upon oath, acknowledged that he/she, being authorized so to do, executed the within instrument for the purposes therein contained and who further acknowledged that he/she is an officer or authorized signatory of JPMorgan Chase Bank, National Association, the attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this _____ day of _____, 2012.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TN
COUNTY OF DAVIDSON

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $59,420.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 26 day of March, 2012.

Kimbra R. Roush
Notary Public

My Commission Expires JAN. 9, 2016

My commission expires: _____

Property Address: 1068 1st Avenue North, Nashville, Tennessee 37201

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Kenneth W. Ohlmann and Patrice C. Ohlmann
3520 Candy Lane
Louisville, Ky 40214

Map & Parcel 082 14 0A 017.00CO

THIS INSTRUMENT PREPARED BY:
Lauren Winston
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }

County of Los Angeles }

On 3/23/2012 (Date) before me, Mercedez M. Ordonez Notary Public (Here Insert Name and Title of the Officer)

personally appeared Gladis Tercios (Name(s) of Signer(s))

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.

Signature _____ (Signature of Notary Public)

MERCEDEZ M. ORDONEZ
Commission # 1837029
Notary Public -- California
Los Angeles County
My Comm. Expires Feb 16, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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