Prepared By and Return to:
Ticor Title
361 Corporate Terrace Circle
Corona, CA 92879

Davidson County DEEDWARRSP
Recvd: 05/24/13 11:27 6 pgs
Fees:33.00 Taxes:90.65
20130524-0052823

SPECIAL WARRANTY DEED AO

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
(Name) CR Capital Group, LLC a New York Limited Liability Company	(Name) CR Capital Group, LLC a New York Limited Liability Company	50 -15/019.00
(Address) 45 Knollwood Rd. #400	(Address) 45 Knollwood Rd. #400	
(City) (State) (Zip) Elmsford, NY 10523	(City) (State) (Zip) Elmsford, NY 10523	

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 J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3** ("Grantor"), in favor of **CR Capital Group, LLC a New York Limited Liability Company** ("Grantee").

FOR AND IN CONSIDERATION of the sum of **Twenty Four Thousand Five Hundred and No/100 ($24,500.00)** , 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 29 day of APRIL, 2013

GRANTOR:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3

JPMorgan Chase Bank, N.A.
As Attorney-In-Fact

By: [signature] 4/29/13
Name: Alissa Owens
Its: Vice President

TIFFANY SKAIFE
Notary Public, State of Texas
My Commission Expires
October 1, 2016

State of TEXAS
County of DENTON

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid ALISSA OWENS [INSERT SIGNING PARTY'S NAME] who acknowledged to me that she/he is VP (Title of person signing) of JPMORGAN* (Name of Company), the attorney-in-fact for , and that in its capacity as attorney-in-fact for 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.

*CHASE BANK N.A

Given under my hand and seal this the 29 day of APRIL, 2013

[signature]
Notary Public
My Commission Expires: 10/1/2016

State of TEXAS
County of DENTON

JPMorgan Chase Bank, N.A.
As Attorney-In-Fact

The actual consideration or value, whichever is greater, for this transfer is $ 24,500.00

[signature] 4/29/13
Affiant
Alissa Owens
Vice President

Subscribed and sworn to before me this SEE ATTACHMENTS.

SEE ATTACHED
Notary Public

My Commission Expires: 10/1/2016

RE: , , TN

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

CIVIL PRACTICE & REMEDIES CODE § 121.007

State of Texas

County of DENTON

Before me, TIFFANY SKAIFE,
Name and Character of Notarizing Officer, e.g., "John Smith, Notary Public"

on this day personally appeared

ALISSA OWENS,
Name of Signer

☒ known to me

☐ proved to me on the oath of

_____
Name of Credible Witness

☐ proved to me through _____

_____
Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

29 day of APRIL, A.D. 2013
Day Month Year

TIFFANY SKAIFE
Notary Public, State of Texas
My Commission Expires
October 1, 2016

Place Notary Seal and/or Stamp Above

Tiffany Skaife
Signature of Notarizing Officer

OPTIONAL

Though the information in this section 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.

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Item #5243

SPECIAL WARRANTY DEED

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 602 ON THE PLAN OF PARKWOOD ESTATES, SECTION 4, OF RECORD IN BOOK 3300, PAGES 79 AND 801, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING WITH A POINT IN THE NORTHERLY MARGIN OF DOVERSIDE DRIVE AT THE COMMON-CORNER OF LOTS 601 AND 602, THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHERLY 108.5 FEET TO A POINT AT THE COMMON CORNER OF LOTS 601,602 AND 603; THENCE WITH THE LINE BETWEEN LOTS 602 AND 603, WESTERLY 102.85 FEET TO A POINT IN THE EASTERLY MARGIN OF HAWKWOOD LANE; THENCE ALONG SAID MARGIN 130.0 FEET IN A SOUTHERLY DIRECTION TO A POINT WHICH IS THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE 39.27 FEET IN A SOUTHEASTERLY DIRECTION TO A POINT IN THE NORTHERLY MARGIN OF DOVERSIDE DRIVE; THENCE ALONG SAID MARGIN 95.0 FEET IN AN EASTERLY DIRECTION TO THE POINT OF BEGINNING.

APN 50-15/19.00
Property Address: 3300 HAWKWOOD LANE, NASHVILLE, TN 37207

Being the same property conveyed to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3 by Trustees Deed recorded 02/24/2012 as instrument # 20120224-0016166 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.

True Copy Certification

I, James Orate, 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 California

County of Orange

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

F.H. * Felipe Heras

F.H. * James Orate

Notary's Signature

My Commission Expires: Nov 24, 2016

Notary' Seal (if on paper)

FELIPE HERAS
Commission # 1999139
Notary Public - California
Orange County
My Comm. Expires Nov 24, 2016