State of Texas
County of Collin

I, or we, 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 $134,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Davidson County DEEDWARRSP
Recvd: 02/02/15 15:22 5 pgs
Fees:28.00 Taxes:495.80
20150202-0009701

Kent Twitchell
Affiant Its Attorney-In-Fact

Subscribed and Sworn to before me this 22nd day of December, 2014.

Notary Public
My Commission Expires: (Affix Seal)

BRANDON HOWELL
Notary Public, State of Texas
My Commission Expires
June 04, 2018

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Emila M. Stevenson, a single person 2921 Old Franklin Rd., Apt 609 Antioch, TN 37013	1701 Lincoya Bay Dr Nashville, TN 37214	Emila M. Stevenson, a single person 2921 Old Franklin Rd., 2921 Old Franklin Rd. Antioch, TN 37013

MAP PARCEL NO.: 109050D03200CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

LNV CORPORATION

Whose Address is 7195 Dallas Parkway, Plano, TX 75024

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

EMILA M. STEVENSON, A SINGLE PERSON

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2014 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, LNV Corporation, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 22nd day of December, 2014.

LNV Corporation

By: _____
Kent Twitchell as Attorney in Fact
Title: ~~Senior Vice President of GLMG Corp.~~, as attorney in fact
RE: 1701 Lincoya Bay Dr.

State of TEXAS

County of COLLIN

On this 22nd day of December, 2014, before me personally appeared Kent Twitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of LNV Corporation and acknowledged that he/she executed the same as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 22nd day of December, 2014.

_____
Notary Public

My Commission Expires: 6/4/18

BRANDON HOWELL
Notary Public, State of Texas
My Commission Expires
June 04, 2018

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Unit No. 1701 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 200406280076712, Supplementary Declarations of record in Instrument No. 20041028-0129585, and Second Supplementary Declarations of record in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relation to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as thought copied herein.

Being the same property conveyed to LNV Corporation by Substitute Trustee's Deed, dated 03/07/2014 and recorded at Instrument No. 20140318-0022108, Register's Office for Davidson County, Tennessee.

When Recorded Mail To:
Prepared by:
MGC Mortgage, Inc. - Jacob Cherner
7195 Dallas Parkway
Plano, TX 75024
Reviwed for form & content by:

Jennifer Williams Bryan, Esq.

C5341Pg042

LIMITED POWER OF ATTORNEY

From time to time LNV Corporation ("LNV") may permit MGC Mortgage, Inc. to service certain residential mortgage loans owned by LNV with an unpaid principal balance of less than $1 million (the "Mortgage Loans"). In order to facilitate such servicing, LNV hereby constitutes and appoints Kent Twitchell, Senior Vice President of MGC Mortgage, Inc., (provided that such person continues to hold such corporate office), as its true and lawful attorney-in-fact, and in its name, place and stead and for its use and benefit, to execute and acknowledge all documents for the purpose of (i) procuring, preparing, completing and recording any mortgage, deed of trust or similar security instrument ("Mortgage") and any assignment of Mortgage or reconveyance or release instrument which is required (a) for the proper servicing of the related Mortgage Loan or otherwise necessary to cure any defect in the chain of title, (b) to ensure that record title to the Mortgage Loan vests in LNV or LNV's designee, and (c) for any other transfer of record title which is required with respect to the Mortgage Loans or the underlying security interest related to each Mortgage Loan; (ii) ensuring that each promissory note related to each Mortgage Loan has been properly endorsed to LNV or LNV's designee; (iii) curing any defects associated with any other document or instrument with respect to a Mortgage Loan related to the servicing thereof; (iv) pursuing, prosecuting and defending foreclosures (or other comparable conversions to ownership), ejectments, evictions, bankruptcies, suits and other related matters with respect to properties subject to the Mortgage Loans (the "Mortgage Properties"); (v) executing, without recourse of any kind to LNV, all deeds, tax declarations, certificates and any other documents or instruments necessary, appropriate or required to list, sell, transfer and assign Mortgage Properties acquired by LNV, either by foreclosure or by deed in lieu of foreclosure; (vi) taking such further actions as are deemed necessary or required to service, administer and enforce the terms of the Mortgage Loans; and (vii) endorsing checks, drafts and other evidences of payment made payable to LNV regarding the Mortgage Loans.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all things requisite, necessary, and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, as if the undersigned were personally present. This Limited Power of Attorney is executed and is effective as of this 11th day of January, 2014, and expires on the first anniversary date thereafter. Notwithstanding anything to the contrary herein, this Limited Power of Attorney may be revoked at any time.

Any photocopy or other reproduction of this Limited Power of Attorney may be used, accepted and relied upon in lieu of the original hereof for the purpose of recording, filing or otherwise.

LNV Corporation

By: _____
Name: Jacob Cherner
Title: Executive Vice President

WITNESS

By: _____
Name: Wm. Bradley Cox
Title: Counsel

WITNESS:

By: _____
Name: Melissa Cobb
Title: Counsel

STATE OF TEXAS)
)
COUNTY OF COLLIN)

On this 11th day of January in the year 2014 before me, Terri S. Weiss, a Notary Public of said state, duly commissioned and sworn, personally appeared Jacob Cherner, Wm. Bradley Cox, and Melissa Cobb, known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of LNV Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affirmed my official seal the day and year in this certificate first above written.

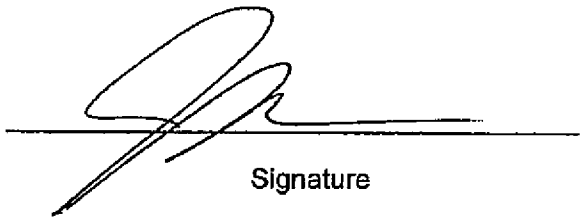
TERRI S. WEISS
My Commission Expires
November 21, 2014

_____
Notary Public

Recorded : GABRIELLE SUNNE
COVINGTON KENTON COUNTY CLERK
Doc Type : POWER OF ATTORNEY
Book/Page : C - 5341 / 42 1pg
Doc#: 14 01 13 859 88183
Dt/tm Recorded: 01/13/2014 11:39:59am
Total fees: 17.00 Tax: 0.00
Clerk name: SAMANTHA N JOHNSON

Certificate of Authenticity

I, Jason E. Thurber, 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 GA

County of Gwinnett

Personally appeared before me, Wendy G. Claar, a notary public for this county and state, Jason E. Thurber who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Wendy G Claar

Notary's Signature

My Commission Expires: 3-12-18

Notary's Seal (If on paper)

