Davidson County DEEDWARRSP
Recvd: 02/08/16 11:48 8 pgs
Fees:43.00 Taxes:256.41
20160208-0011867

Commitment Number: TN1-1500161

After Recording, Send To:
Title365 / Post-Closing
420 Rouser Rd., Bldg 3, Suite 5, Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Alison Cherney and **Julie Stephens**, 9719 Concord Pass, Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 06002017000

SPECIAL WARRANTY DEED

The Bank of New York Mellon f/k/a The Bank of New York, successor to JPMorgan Chase Bank, N.A., Trustee for Centex Home Equity Loan Trust 2004-B, hereinafter grantor, of **8950 Cypress Waters Blvd., Coppell, TX 75019**, for $ 69,300.00 (_____) in consideration paid, grants with covenants of limited warranty to **Alison Cherney** and **Julie Stephens**, hereinafter grantees, whose tax mailing address is **9719 Concord Pass, Brentwood, TN 37027**, the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Being Lot No.156 on the plan of Section One, Parkwood Estates, of record in Book 2900, page 119 and 120, Register's Office for Davidson County, Tennessee, to which said plat is made a part hereof and incorporated herein by reference. Being the same property conveyed to Anthony A. Whitelow and wife, Shirley Whitelow by Raymond Leon Whitelow dated January 21, 1999 and recorded January 26, 1999 in Book 11311, Page 522 in Davidson County, Tennessee. Being the same property conveyed from Raymond Leon Whitelow to Anthony A. Whitelow and wife, Shirley Whitelow by deed dated January 21, 1999 and recorded January 26, 1999 in as Instrument No. 0540929 in Book 11311-Page 522 of Official Records. APN: 06002017000
Property Address is: 3024 Creekwood Drive, Nashville, TN 37207

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20150729-0074371 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 06002017000

Executed by the undersigned on 1/12, 2016:

The Bank of New York Mellon f/k/a The Bank of New York, successor to JPMorgan Chase Bank, N.A., Trustee for Centex Home Equity Loan Trust 2004-B, By Nationstar Mortgage LLC as Attorney in Fact

By: _____

Printed Name: Patricia McCutchen

Its: Assistant Secretary

A Power of Attorney relating to the above described property was recorded on 11/03/2015 at Document Number: 201531232.

STATE OF ~~NEW YORK~~ TX (EGM)
COUNTY OF ~~NEW YORK,~~ Denton (EGM)

The foregoing instrument was acknowledged before me on 1/12, 2016 by Patricia McCutchen its Assistant Secretary on behalf of **Nationstar Mortgage LLC as Attorney in Fact For The Bank of New York Mellon f/k/a The Bank of New York, successor to JPMorgan Chase Bank, N.A., Trustee for Centex Home Equity Loan Trust 2004-B,** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
(EGM) ~~Edward Cofie,~~ Gabriel Montoya
Notary Public

GABRIEL MONTOYA
Notary Public, State of Texas
My Commission Expires
April 08, 2017

Maximum principal indebtedness for Tennessee recording tax purposes is #69,300.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TX
County of Denton

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $61,300.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12 day of January, 20 16.

Affiant

Patricia McCutchen
Print Name

GABRIEL MONTOYA
Notary Public, State of Texas
My Commission Expires
April 08, 2017

(Seal)

Notary Public

My commission expires:
4/8/17

Gabriel Montoya
Print Name

done
V Rlw
8/14/15

Schedule I

DELEGATION OF DOCUMENT SIGNING AUTHORITY

I, Michael R. Rawls **(Executive Vice President or above)**, a Delegating Officer of Nationstar Mortgage LLC ("*Company*"), pursuant to resolutions of the Board of Managers, hereby delegate the limited and revocable document signing authority herein described to each employee or independent contractor of the Company or its subsidiaries listed below (each a "*Delegatee*") on the following terms and conditions:

Revocable Delegation of Document Signing Authority

Each Delegatee listed below, who is under my supervision and control, is hereby authorized to execute and deliver those documents, instruments and agreements listed opposite his or her name, in the name and on behalf of the Company, as may from time to time be necessary for the usual and customary transaction of the business of the Company. (Please attach additional pages as necessary).

Name of Delegatee	Officer Title(s) Being Requested[1]	Documents Authorized to Sign[2]
Tina Bergin	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
Patricia McCutchen	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
Gabriel Montoya	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
Mia Smith	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
John Garber	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)

Ryan Kreger	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
David Jones	Assistant Secretary	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)
ATTACH ADDITIONAL SHEETS, IF NECESSARY		

(1) List Assistant Secretary when another specific title is not required.

(2) Please be as specific as possible when describing types of documents.

Limitations

1. A Delegatee may not delegate any authority set forth herein to any other employee, agent or attorney-in-fact.

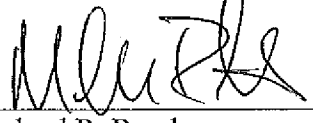
2. Notwithstanding anything herein to the contrary, the document signing authority granted herein shall be limited solely to the power to execute and deliver the documents listed opposite a Delegatee's name and no additional authority is granted hereunder.

3. This Delegation of Document Signing Authority shall automatically terminate and expire on the effective date of a Delegatee's termination of employment with the Company or removal from the position requiring Delegatee to execute the documents listed opposite such Delegatee's name above.

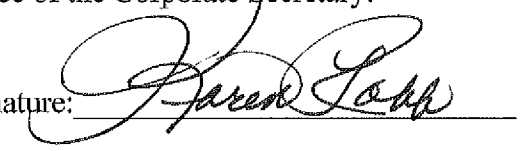
4. This Delegation of Document Signing Authority is at the convenience and pleasure of the Company, and may be revoked, modified, or amended by me, my successor, the Office of

Corporate Secretary or the Board of Managers, in whole or in part, at any time and from time to time.

Delegating Officer:
(Must be an Executive Vice President or above)

Signature: 
Name: Michael R. Rawls
Title: Executive Vice President
Date: 8/14/15

Office of the Corporate Secretary:

Signature: 
Name: Karen L. Robb
Title: Assistant Secretary
Date: 8/14/15

Instructions to Delegating Officer:
Sign one original Delegation of Document Signing Authority.
Send original signed copy to the Office of the Corporate Secretary for signature.
Office of the Corporate Secretary will forward a copy of the fully executed form back to the Delegating Officer for his or her files.

True Copy Certification

I, Kristina Bohrn, 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 – Kristina Bohrn

State of Florida

County of Orange

Personally appeared before me, Angie Chester, a notary public for this county and state, Kristina Bohrn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/5/16

Notary' Seal (if on paper)

Notary Public State of Florida
Angela S Chester
My Commission EE 172881
Expires 03/05/2016