Davidson County DEEDWARRSP
Recvd: 03/28/16 08:44 8 pgs
Fees:43.00 Taxes:232.73
20160328-0028258

Commitment Number: 3391459

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, 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:
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Information Systems Networks Corp. Shepherd Mall Office Complex 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
049 00 0 092.01

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the March 14, 2016, by and between **FREEDOM MORTGAGE CORPORATION**, whose mailing address is **907 PLEASANT VALLEY AVE., STE 3, MOUNT LAUREL, NEW JERSEY 08054**, hereinafter grantor, and party of the first part, for $1.00 (One Dollar and Zero Cents) in consideration paid grants with covenants of special warranty to **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, hereinafter grantee, party of the second part, whose tax mailing address is **Information Systems Networks Corp. Shepherd Mall Office Complex 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107**, the real property described in the **Attached Exhibit A.**

WITNESSETH: That for and in consideration $1.00 (One Dollar and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **5446 BUENA VISTA RD., WHITES CREEK, TN 37189**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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 grantee forever.

Grantor warrants against all lawful claims of any person claiming by, through or under Grantor, but against no others.

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being known and designated as follows: Land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of survey made by Hickerson and Johnson, Engineers, dated August 27, 1962, as follows: Beginning at an iron pin in the easterly margin of Buena Vista Pike, southerly 693.7 feet from the intersection of Whites Creek Pike and Buena Vista Pike; thence north 71 degrees 03' east 230 feet, more or less, to a point; thence south 25 degrees east 35 feet to a point on creek bank; thence along top of first creek bank 67.5 feet to a point; thence south 79 degrees west 200.5 feet to an iron pin in the easterly margin of Buena Vista Pike; thence with same north 5 degrees west 55 feet to the point of beginning

Executed by the undersigned on March 14, 2016:

FREEDOM MORTGAGE CORPORATION by LoanCare, LLC as Attorney in Fact under a limited Power of Attorney See attached Exhibit "B"

By: Shanna Simmons

Name: SHANNA SIMMONS

Its: Assistant Secretary

STATE OF Virginia)

CITY OF Virginia Beach)

The foregoing instrument was acknowledged before me and signed in my presence this 14th day of MARCH, 2016, by SHANNA SIMMONS the Assistant Secretary of LoanCare, LLC as Attorney in Fact under a Limited Power of Attorney for **FREEDOM MORTGAGE CORPORATION** on behalf of said corporation.

Witness my hand and seal, this 14th day of March, 2016.

Jacqueline VanDerMiller
Notary Public

My Commission Expires July 31, 2019

Jacqueline VanDerMiller
NOTARY PUBLIC
REG. #7072485
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2019

State of ~~Allegheny~~ Pennsylvania
County of Allegheny

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 $62,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23 day of March, 2016.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nathaniel Protzman, Notary Public
Moon Twp., Allegheny County
My Commission Expires March 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Affiant

Matthew E. Webb
Print Name

(Seal)

Notary Public

My commission expires:

March 4, 2018

Nathaniel Protzman
Print Name

CTIC# _____

Exhibit "B"

Document Prepared By:
LoanCare, LLC
3637 Sentara Way
Virginia Beach, Virginia 23452

Limited Power of Attorney

Whereas, Freedom Mortgage Corporation ("Lender/Servicer"), which a business address of 907 Pleasant Valley Avenue, Mt. Laurel, New Jersey 08054, does hereby authorize, LoanCare, LLC ("Subservicer"), with a business address of 3637 Sentara Way, Virginia Beach, VA 23452, to act on behalf of and sign as attorney in fact for Lender/Servicer for the sole purposes of executing loan documents with respect to any mortgage loan serviced by Subservicer pursuant to the Subservicing Agreement dated February 1, 2010 and any subsequent Subservicing Agreements between Subservicer and Lender/Servicer, and all exhibits and schedules to such Agreements, as any of them may be from time to time amended, restated, modified or supplemented through executed amendments, SOWs or addenda and to:

1) release the lien of any such mortgage loan in which payoff funds have been received;

2) execute any and all documents necessary to foreclose upon the property securing any such mortgage loan, including, but not limited to, (a) substitution of trustee on Deeds of Trust, (b) Trustee's Deeds upon sale on behalf of Lender/Servicer, (c) Affidavits of Non-Military Status, (d) Affidavits of Judgment, (e) Affidavits of Debt, (f) quitclaim deeds to the United States Department of Housing and Development or the United States Department of Veterans Affairs, (g) Special Warranty Deeds to the United States Department of Housing and Urban Development or the United States Department of Veterans Affairs, (h) Affidavits regarding lost promissory notes, and (g) endorsements of promissory notes to United States Department of Housing and Development or the United States Department of Veterans Affairs on behalf of Lender/Servicer as a required part of the claims process;

3) take any and all actions and execute all documents necessary to protect the interest of Lender/Servicer in any bankruptcy proceeding, including, but not limited to, (a) execute Proofs of Claim and Affidavits of Movant under 11 U.S.C. Sec. 501-502, Bankruptcy Rule 3001-3003, and applicable local bankruptcy rules, (b) enter a Notice of Appearance, (c) vote for a trustee of the estate of the debtor, (d) vote for a committee of creditors, (e) attend the meeting of creditors of the debtor or any adjournment thereof, and vote on behalf of Lender/Servicer on any question that may be lawfully submitted before creditors in such a meeting, (f) complete, execute and return a ballot accepting or rejecting a plan, and (g) execute reaffirmation agreements;

4) assign the lien of any such mortgage loan naming MERS as the mortgagee when Lender/Servicer is the current promissory note-holder and the loan was closed and registered on the MERS System;

5) take any and all actions and execute all documents necessary to refinance, amend or modify any such loan;

6) endorse checks made payable to Lender/Servicer that are received by Subservicer as agent for payment on any such mortgage loan;

Document Prepared By:
LoanCare, LLC
3637 Sentara Way
Virginia Beach, Virginia 23452

7) pursuant to written direction and authorization by Lender/Servicer, take any and all actions and execute all documents necessary and sufficient to effectuate the sale and transfer of loans to a new owner in accordance with the specific terms of a written and signed by Lender/Servicer purchase and sale agreement; and

8) take any actions and execute such documents as may be necessary to fulfill Subservicer's servicing obligations to Lender/Servicer with respect to such mortgage loans.

This limited power of attorney is effective immediately and will continue until it is revoked or terminated. This limited power of attorney may only be used in the execution of the powers herein by those Subservicer officers who have been duly appointed as Executive Vice President, Senior Vice President, Vice President, Assistant Vice President, Secretary or Assistant Secretary. Lender/Servicer shall have the right to limit such signing authority or may revoke signing authority from any officer for any reason. Subservicer shall notify Lender/Servicer within three (3) business days of any changes in the titles and/or employment status of any LoanCare officers listed herein. If an officer of Subservicer no longer works for Subservicer, such person's or persons' powers under this limited power of attorney shall be automatically revoked. Lender/Servicer hereby ratifies and adopts any action by Subservicer taken prior to the execution of this limited power of attorney that is consistent with the powers granted herein. Lender/Servicer agrees that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party learns of the revocation. Lender/Servicer shall indemnify a third party from any claims that arise against the third party because of its reliance on this power of attorney.

By these hands witnesseth that I, Carla Wise being the Executive Vice President of Freedom Mortgage Corporation, am a duly authorized corporate officer and am authorized to grant this power of attorney on behalf of Lender/Servicer on this 9th day of October 2015.
[State of Indiana]
[County of Hamilton]

_____ [SEAL]
Carla Wise, Executive Vice President

_____ [WITNESS] October 9, 2015
Damon Mills, Vendor Management

_____ [WITNESS] October 9, 2015
Nancy Arterburn, Change Management Specialist

On this 9th day of October in the year 2015 before me, the undersigned, personally appeared Carla Wise, Executive Vice President personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the County of Hamilton, State of Indiana.

WITNESS my hand and official seal.

_____
NOTARY STAMP GOES HERE

Jodi Crosby
NOTARY PUBLIC

My commission expires: January 20, 2018

STATE OF INDIANA NOTARY SEAL
JODI CROSBY
Notary Public, State of Indiana
Hendricks County
Commission # 614976
My Commission Expires
January 20, 2018

True Copy Certification

I, Lisa Williams, 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.

Lisa Williams
Signature

State of PA

County of Allegheny

Personally appeared before me, Christina McCartney, a notary public for this county and state, Lisa Williams who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES