State of GEORGIA
County of GWINNETT

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 $150,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and Sworn to before me this 18th day of JULY

Notary Public

My Commission Expires: (Affix Seal)

JOY L HAYES NOTARY PUBLIC GWINNETT CO., GEORGIA MY COMMISSION EXPIRES JULY 18 2016

Davidson County DEEDWARRSP
Recvd: 07/01/16 09:38 6 pgs
Fees:33.00 Taxes:555.00
20160701-0067405

TN-16040042S

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
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Thomas Atta, a single man 1023 Briley Pkwy Nashville, TN 37217	4532 Highland Ridge Dr. Antioch, TN 37013	Thomas Atta, a single man 1023 Briley Pkwy Nashville, TN 37217

MAP PARCEL NO.: #16302007000

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,

LPP MORTGAGE LTD

Whose Address is 6000 Legacy Drive, Plano, TX 75024

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

THOMAS ATTA, A SINGLE MAN

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) 2016 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, LPP Mortgage LTD, 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 25th day of April, 2016.

Kent Twitchell, as attorney in fact for LPP Mortgage LTD

By: _____
Printed Name: Kent Twitchell
Title: Senior Vice President of CLMG Corp., as attorney in fact for LPP Mortgage LTD

RE: 4532 Highland Ridge

State of Texas

County of Collin

On this 25 day of April, 2016, before me personally appeared Kent Twitchell, Senior Vice President of CLMG Corp., 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 LPP Mortgage Ltd and acknowledged that he/she executed the same as the free act and deed of the said LPP Mortgage Ltd.

WITNESS my hand, at office, this 25 day of April, 2016.

_____
Notary Public

My Commission Expires: 6/4/18

BRANDON HOWELL
Notary Public, State of Texas
Comm. Expires 06-04-2018
Notary ID 12829150-0

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 117, on the plan of Hickory Highlands Place, Section Two, Phase Two, of record in Instrument No. 20010608-0060706, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LPP Mortgage LTD, herein, by Substitute Trustee's Deed of record as Instrument No. 20160120-0005629 in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Prepared by /
When Recorded Mail To:
CLMG Corp. - Melissa Sassine
7195 Dallas Parkway
Plano, TX 75024
Reviewed for form & content by:

Jennifer Williams Bryan, Esq.

LIMITED POWER OF ATTORNEY

From time to time Property Acceptance Corp., as General Partner of LPP Mortgage Ltd. ("LPP"), may permit CLMG Corp. to service certain residential mortgage loans owned by LPP with an unpaid principal balance of less than $1 million (the "Mortgage Loans"). In order to facilitate such servicing, LPP hereby constitutes and appoints Kent Twitchell, Senior Vice President of CLMG Corp., (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 LPP or LPP'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 LPP or LPP'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 LPP, 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 LPP 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 LPP 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 2nd day of August 2015, 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.

Property Acceptance Corp.,
General Partner
LPP Mortgage Ltd.

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

WITNESS

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

WITNESS

By: _____
Name: Melissa Cobb
Title: Corporate Counsel

STATE OF TEXAS)
)
COUNTY OF COLLIN)

On this 21 day of August in the year 2015 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 Property Acceptance Corp., as General Partner of LPP Mortgage Ltd.

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
Notary Public, State of Texas
My Commission Expires
November 21, 2018

_____
Notary Public

STATE OF KENTUCKY }
COUNTY OF KENTON } Sct

I, Gabrielle Summe Kenton County Clerk do hereby certify that the foregoing is a true and correct copy of the original on record in bk C5711 pg 92 of the Kenton County clerk's office

Given under my hand and official seal this 10 day of AUG 20 15

GABRIELLE SUMME, Clerk

Recorded 08/10/2015 11:10:53AM
COVINGTON
Doc type: POWER OF ATTORNEY
Book / Page : C - 5711 / 92 2 pg
Doc#: 15 00 10 059 00030
Dt/tm Recorded: 08/10/2015 11:10:53AM
Total fees: 17.00 Tax: 0.00
Clerk name: SAMANTHA H JOHNSON

GABRIELLE SUMME
KENTON COUNTY CLERK

I, Heidi Billington, 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.

State of Georgia

County of Gwinnett

Personally appeared before me, Lauren J. Duncan, a notary public for this county and state, (Heidi Billington) 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: 10/2/18

Notary's Seal (If on paper)

