THIS INSTRUMENT PREPARED BY/RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341
Address New Owner(s)
Willie W. Cameron
217 PITTS AVE.
OLD HICKORY, TN 37138

Send Tax Bills To:
Willie W. Cameron
Same as above

Davidson County	DEEDWARRSP
Recvd: 03/31/17 14:56	10 pgs
Fees:53.00 Taxes:684.50	
20170331-0031705	

Map & Parcel Nos.:
05316015800

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this the 13th day of February, 2017, by and between **The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1**, hereinafter refeed to as Grantor, and **Willie W. Cameron**, hereinafter referred to as Grantee.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH: That for and in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS ($185,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in OLD HICKORY, County of Davidson, State of Tennessee, to wit

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Jackson's Landing Estates of record in Plat Book 7900, Page 679, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Property commonly known as: 217 Pitts Avenue, Old Hickory, TN 37138

The property hereinabove described was acquired by party of the first part by instrument recorded in Transaction # ~~T20160084673~~ in the Register of Deeds Office of Davidson, Tennessee. Instr#20160927-0101608

A map showing the above described property is recorded in Plat Book 7900 page 679.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that Grantor is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2017** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 13th day of February, 2017.

GRANTOR:
The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, By Caliber Real Estate Services, LLC as attorney in fact

By Timothy J. Walter

STATE OF ~~TENNESSEE~~ **Texas**)

COUNTY OF **Dallas**)

The actual consideration for this transfer is **$185,000.00.**

AFFIANT

Subscribed and sworn to before me, this the 13th day of February, 2017.

NOTARY PUBLIC

My Commission Expires:

O HODGES
My Commission Expires
February 11, 2019

STATE OF ~~TENNESSEE~~ **Texas**)

COUNTY OF **Dallas**)

I, O Hodges, a Notary Public of the County and State aforesaid, certify that Timothy J. Walter personally came before me this day and acknowledged that he/she is the Authorized Signatory (title) of Caliber Real Estate Services, LLC as Attorney in Fact for The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, and acknowledged the execution of the foregoing instrument, for the purpose therein expressed, for and on behalf of The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, and whose authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 23954, Page 1654, in the Office of the Register of Deeds for Hillsborough County, ~~Tennessee~~ FL.

WITNESS my hand and seal at office, this the 13th day of February, 2017.

NOTARY PUBLIC

My Commission Expires:

O HODGES
My Commission Expires
February 11, 2019

Property address:
217 PITTS AVENUE
OLD HICKORY, TN 37138

INSTRUMENT#: 2016109276, BK: 23954 PG: 1654 PGS: 1654 - 1657 03/22/2016 at 01:58:58 PM, DEPUTY CLERK:MTERRELL Pat Frank,Clerk of the Circuit Court Hillsborough County

Record and Return:
Caliber Real Estate Services
Attn: Sally Walker
6031 Connection Drive Irving, TX 75039

This document prepared by:
Aubrey Meyers
Caliber Home Loans, Inc.
3701 Regent Blvd., Irving, TX 75063

(Limited Power of Attorney)

This LIMITED POWER OF ATTORNEY, (this "Limited Power of Attorney"), is granted to Caliber Real Estate Services, LLC, a Delaware limited liability company, a subsidiary of Caliber Home Loans, Inc., a Delaware corporation ("Grantee"), 6031 Connection Drive, Irving, Texas 75039 by **The Bank of New York Mellon, (fka The Bank of New York)** ("Grantor") **101 Barclay Street, New York, New York 10286**. Grantor hereby makes, constitutes, and appoints Grantee as its true and lawful attorney-in-fact, and grants it the authority and power to take, through its duly authorized officers, such activities and actions as set forth herein. This limited power of attorney is given in connection with, and in relation to, that certain **Pooling and Servicing Agreements for CIT Mortgage Loan Trust Series 2007-1 and CIT Mortgage Loan Trust Series 2003-1** (the "Agreements") dated as of **September 1 2007 and March 1, 2003**, which contemplates the appointment of an agent to fulfill real estate functions relating to the servicing of certain mortgage loans ("Mortgage Loans").

WITNESSETH:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby agrees as follows:

1. Definitions. Defined terms used herein and not otherwise defined shall have the meanings set forth in the Agreement.

2. Limited Power of Attorney. For the purposes of performing all acts related to transferring ownership and executing any and all documents necessary and incidental to disposition of the real property secured by the Loans or owned by the Grantor as contemplated by the Agreement, Grantor names, constitutes and appoints Grantee as its duly authorized agent and attorney-in-fact, with full power and authority in its name, place and stead to (i) execute such deeds, sales contracts and other documents as are necessary to sell, transfer, or convey real and personal property securing the Mortgage Loans, including, but not limited to, signing deeds to convey real property acquired through (a) foreclosure of a Mortgage Loan or (b) deeds in lieu; (ii) endorse checks and other payment instruments that are payable to the order of Grantor and that have been received by Grantee from Mortgagors or any insurer in respect of insurance proceeds related to any Mortgage Loan; and (iii) execute such other documents as may be necessary or appropriate to enable Grantee to carry out its real estate and administrative duties with respect to the real property secured by the Mortgage Loans or owned by the Grantor.

3. Waivers and Amendments. This Limited Power of Attorney may be amended, modified, supplemented or restated only by a written instrument executed by Grantor. The terms of this Limited Power of Attorney may be waived only by a written instrument executed by the party waiving compliance.

4. Headings. The headings in this Limited Power of Attorney are for convenience of reference only

and shall not define, limit or otherwise affect any of the terms or provisions hereof.

5. Successors and Assigns. This Limited Power of Attorney shall inure to the benefit of, and be binding upon, Grantor and Grantee and their respective successors and assigns; provided, however, that Grantee shall not assign any of the rights under this Limited Power of Attorney (except by merger or other operation of law) without the prior written consent of Grantor, and any such purported assignment without such consent shall be void and of no effect.

6. Governing Law. This Limited Power of Attorney shall be governed by and construed and enforced in accordance with the laws of the State of Texas, without regard to any conflicts of law rules that might apply the Laws of any other jurisdiction.

Until this Limited Power of Attorney is revoked as set forth below, all parties dealing with said attorney-in-fact (individually or collectively) in connection with the above described matters may fully rely upon the power and authority of said attorney-in-fact to act for and on behalf of the undersigned, and in its name, place and stead, and may accept and rely on all documents and agreements entered into by said attorney-in-fact pursuant to the powers listed herein.

As between Grantor and Grantee, this Limited Power of Attorney shall be effective as of the date hereof and shall remain in full force and effect thereafter until the earlier of (1) a written notice of revocation hereof shall have been executed by Grantor; provided, Grantor shall not be permitted to terminate this Limited Power of Attorney for a period of one (1) year beginning on the date hereof; or (2) Grantee's resignation or removal as servicer with respect to the Mortgage Loans. The expiration or revocation of the period of agency hereunder shall in no way affect the validity of any actions of said attorney-in-fact during said period.

[signature page fallaws]

IN WITNESS WHEREOF, the undersigned has executed and delivered this Limited Power of Attorney this 19th day of February 2016.

Grantor:

The Bank of New York Mellon, (fka The Bank of New York) as Trustee for the holders of the attached Exhibit A

Witness: _____
Name: Nicholas Grieco

By: _____
Name: Loretta A. Lundberg
Title: Managing Director

Witness: _____
Name: George Buono

By: _____
Name: Pei Huang
Title: Vice President

CORPORATE ACKNOWLEDGMENT

State of [New York]

County of [New York]

On 19th day of February, 2016, before me, the undersigned Notary Public, personally appeared Loretta A. Lundberg, and Pei Huang, the Managing Director and Vice President respectively of The Bank of New York Mellon, (fka The Bank of New York) as Trustee for the holders of the attached Exhibit A, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by his or her signature on the instrument the entity, on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____
Notary Public Edward Cofie

My commission expires: 10/15/16
NO. 01C06270297

EDWARD COFIE
Notary Public, State of New York
No. 01C06270297
Qualified in Bronx County
Commission Expires Oct. 15, 2016

EDWARD COFIE NOTARY PUBLIC STATE OF NEW YORK

Exhibit A

Pooling and Servicing Agreement for CIT Mortgage Loan Trust Series 2007-1 among the Master Servicer and the Trustee, dated as of September 1, 2007.

Pooling and Servicing Agreement for CIT Mortgage Loan Trust Series 2003-1 among the Master Servicer and the Trustee, dated as of March 1, 2003.

CALIBER REAL ESTATE SERVICES, LLC

CERTIFICATE OF INCUMBENCY

Marion McDougall, Steven Scribner and Rod Wylie (the "Board of Managers") hereby certify that each of them are the duly qualified and elected Board of Managers of Caliber Real Estate Services, LLC (the "Company").

The Board of Managers hereby certify that the following named persons (i) have been duly appointed to the office set forth opposite their name, and (ii) continue to hold said office at the present time:

Name	Title
Alonzo, Patricia	Authorized Signatory
Aslam, Shabana	Authorized Signatory
Barfield, Leah	Authorized Signatory
Byrd, Jon	Authorized Signatory
Chance, Karen	Authorized Signatory
Chaney, Wendy	Authorized Signatory
Cook, Chelsea	Authorized Signatory
Cooper, Angela	Authorized Signatory
Crossman, Jaqua	Authorized Signatory
Dao, Kevin	Authorized Signatory
DePanfilis, Nick	Authorized Signatory
Dowling, Kelly	Authorized Signatory
Fischer, Randall	Authorized Signatory
Foley, Dane	Authorized Signatory
Freeman, Tahonie	Authorized Signatory
Gardner, Kenneth	Authorized Signatory
Griffin, Shantay	Assistant Secretary
Grimes, Dena	Vice President
Hardy, Leilani	Authorized Signatory
Haub, Christopher	Authorized Signatory
Hawkins, Heather	Authorized Signatory
Haynes, Kim	Authorized Signatory
Hennessey, Patricia	Authorized Signatory
Hinerman, Kelly	Authorized Signatory
Hodges, Odette	Authorized Signatory
Holdren, Judi	Authorized Signatory
Horton, Laura	Authorized Signatory
Johnson, Latoria (Tori)	Authorized Signatory
Kelley, Paula	Authorized Signatory
Lightfoot, James Timothy "Tim"	Authorized Signatory

Longsworth, Alma (Suzie)	Authorized Signatory
Maddox, Beverly	Authorized Signatory
Maher, Erin	Authorized Signatory
Mahler, Lynnette	Authorized Signatory
Manzato, Diana	Authorized Signatory
Mayes, Sheila	Treasurer
Meyers, Aubrey	Secretary
Mirasola, Kevin	Vice President
Nelson, Eric	Assistant Vice President & Authorized Signatory
Niemann, Charles	Authorized Signatory
Pegler, Sheryl	Authorized Signatory
Reynolds, Tanya	Authorized Signatory
Roberts, Paula	Authorized Signatory
Rosales, Hope	Authorized Signatory
Santos, Ronald	Authorized Signatory
Sayabouasy, Heather	Authorized Signatory
Shorkey, Shawn	Vice President
Smith, Ramona	Authorized Signatory
Snethen, Angela	Authorized Signatory
Stark, Scott	Authorized Signatory
Teer, Debbie	Authorized Signatory
Varghese, Philip	Authorized Signatory
Walker, Sally	Authorized Signatory
Wall, Roy	Authorized Signatory
Walter, Timothy	Authorized Signatory
Watson, Pamela	Authorized Signatory
Wells, Lynn	Authorized Signatory
White, Connie	Authorized Signatory
White, John (Jack)	Authorized Signatory
Wylie, Rod	Senior Vice President
Yeldell, Brent	Authorized Signatory

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the Board of Managers have hereunto subscribed their name this 8th day of September, 2016.

CALIBER REAL ESTATE SERVICES, LLC

Marion McDougall, Manager

Steven Scribner, Manager

Rod Wylie, Manager

TRUE COPY CERTIFICATION

I, Patrick Taggart, 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 the law.

Signature

State of Georgia

County of DeKalb

Personally appeared before me, Mundy Thurman a notary public for county and state, Patrick Taggart, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MUNDY THURMAN
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires July 30, 2019

Notary's Signature

My Commission Expires: 07-30-2019
Notary Seal