Bill Garrett Davidson County
Batch# 24964 DEEDWARRSP
11/13/2017 11:12:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20171113-0116193

This Instrument Prepared By:
Pamela Isoldi
1400 Cherrington Parkway
Moon Township, PA 15108

When Recorded Return To:
ServiceLink
1400 Cherrington Parkway
Moon Township, PA 15108

New Owner(s) Address & Mail Tax Statements To:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W, Nashville, TN 37203

Property Tax ID#: 041010A13900CO
Ref. #: 170382119

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 9 day of November, 2017, by and between Mid America Mortgage, Inc., its successors and/or assigns, whose address is 15301 Spectrum Drive, Suite 405, Addison, TX 75001, Grantor, and THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States, its successors and/or assigns, whose post office address is c/o Loan Guaranty Service– 3401 West End Avenue, Suite 760W, Nashville, TN 37203, Grantee.

Witnesseth:

That for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 5328 Ryan Allen Cir., Whites Creek, TN 37189

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

Being the same property as conveyed to Mid America Mortgage, Inc., as described in Instrument No. 201709180095210, Recorded 09/18/2017 in Davidson County Records.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, this Grantor has hereunto set a hand on this the date first above written.

Mid America Mortgage, Inc. *

By: LOANCARE, LLC, as Attorney-in-Fact under a limited power of attorney

By: _____ Title: Assistant Secretary

KIMLY FRANCIS
Printed Name

* Please see Exhibit B

COMMONWEALTH OF Virginia

City of Virginia Beach to wit:

The foregoing Special Warranty Deed was acknowledged before me this 8TH day of November, 2017, by KIMLY FRANCIS who is a/the Assistant Secretary of LOANCARE, LLC, as Attorney-in-Fact under a Limited Power of Attorney for Mid America Mortgage, Inc.

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

Jacqueline VanDerMiller
Notary Public
My Commission Expires: July 31, 2019

JACQUELINE VANDERMILLER
Printed Name

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 120 ON THE PLAN OF COBBLESTONE CREEK PHASE THREE OF RECORD AS INSTRUMENT NUMBER 20081023-0106163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
BEING THE SAME PROPERTY AS CONVEYED FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE TO MID AMERICA MORTGAGE, INC. AS DESCRIBED IN TRUSTEE'S DEED, DATED 09/15/2017, RECORDED 09/18/2017 IN INSTRUMENT 20170918-0095210, DAVIDSON COUNTY RECORDS.

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

Exhibit B

Limited Power of Attorney

Whereas, Mid America Mortgage, Inc. ("Lender/Servicer"), with a business address of 15301 Spectrum Drive, Suite 405, Addison, TX 75001, to authorize, does hereby authorize, LoanCare, LLC ("Subservicer"), with a business address of 3637 Sentara Way, Virginia Beach, VA 23452, to act on behalf of 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 July 1, 2016 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, (g) Affidavits regarding lost promissory notes, (h) endorsements of promissory notes to VA or HUD on behalf of Lender/Servicer as a required part of the claims process and (i) warranty deeds, including special warranty deeds;

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;

7) 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.

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

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 (a) those Subservicer officers who have been duly appointed as Executive Vice President, Senior Vice President, Vice President, Assistant Vice President, Secretary or Assistant Secretary, and/or (b) non-officers who have been duly designated by Subservicer as having signing authority. Lender/Servicer shall have the right to limit such signing authority or may revoke signing authority from any officer or other authorized non-officer for any reason. 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 and hereby agrees that this Limited Power of Attorney shall control and take precedent over any previous corporate resolutions giving authority to Subservicer in performance of its duties. 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 forever defend, indemnify and hold a third party harmless from any/all Losses a third party realizes as a result of or arising out of any claims that arise against the third party because of reliance on this power of attorney.

By these hands witnesseth that I, Jeffrey E. Bode being the President of Mid America Mortgage, Inc, am a duly authorized corporate officer and am authorized to grant this power of attorney on behalf of Lender/Servicer on this 13th day of September, 2017.

Mid America Mortgage, Inc.

_____ [By]
Jeffrey E. Bode [Printed]
President [Title]

_____ [WITNESS] 9/13/17 [DATE]
Shawleen Willis [Printed]

_____ [WITNESS] 9/13/17 [DATE]
Lissa Stoner [Printed]

On this 13 day of September in the year 2017 before me, the undersigned, personally appeared Jeffrey E. Bode, 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 Dallas, State of Texas.

WITNESS my hand and official seal.

SUSAN BOWSER
Notary Public State of Texas
My Commission # 126361276
My Comm. Exp. December 27, 2019

NOTARY STAMP GOES HERE

_____
NOTARY PUBLIC [name goes here]

My commission expires: 12.27.19

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $180,100.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Vanessa Lay
Affiant

Subscribed and sworn to before me this the 10th day of Nov., 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joshua Speer, Notary Public
North Fayette Twp., Allegheny County
My Commission Expires April 29, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Joshua Speer
Notary Public
My Commission Expires: 4-29-19

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

OATH OF VALUE

Warranty Deed

STATE OF Pennsylvania
COUNTY OF Allegheny

I, Alyssa Bresnay,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant

Affiant, Alyssa Bresnay, subscribed and sworn before me this 10 day of November, 2017.

Notary Public

My commission expires: 4-29-19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joshua Speer, Notary Public
North Fayette Twp., Allegheny County
My Commission Expires April 29, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Emily J. Riley, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley 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: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019