Bill Garrett Davidson County
Batch# 76152 DEEDWARR
04/04/2018 09:39:30 AM 7 pgs
Fees: $38.00 Taxes: $767.75
20180404-0031486

State of Georgia
County of Gwinnett

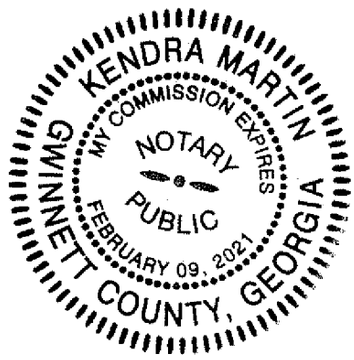
The actual consideration or value, whichever is Greater, is $207,500.00

Affiant

Subscribed and Sworn to before me this 28 day of March, 2018.

Notary Public

My Commission Expires: (Affix Seal)



QUITCLAIM DEED

INSTRUMENT PREPARED BY AND RETURN TO:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Wanda Williams 1804 Brookvalley Place Mt. Juliet, TN, 37122	220 SWIFT DR Goodlettsville, TN 37072	Wanda Williams 1804 Brookvalley Place Mt. Juliet, TN, 37122

MAP PARCEL NO.: 018 08 0 031.00

THIS INDENTURE, made this 22 day of March, 2018 between Lakeview Loan Servicing, LLC hereinafter called Grantor, and Wanda Williams, a widow hereinafter called Grantee, his/her/their respective heirs, successor and assigns.

WITNESSETH that: Grantor, for and in consideration of the sum of Two Hundred Seven Thousand Five Hundred and 00/100 Dollars ($207,500.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee, 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.

COMMONLY KNOWN AS: 220 SWIFT DR, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor by M&T Bank as Attorney in Fact, has signed and sealed this deed, the day and year first above written.

Lakeview Loan Servicing, LLC

By: M&T Bank, its Attorney in Fact

_____ [SEAL]

Dean R. Setter, Banking Officer

State of New York

County of Erie

On this 22 day of March, 2018, before me personally appeared Dean R Setter of M&T Bank, (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 for Lakeview Loan Servicing, LLC and acknowledged that (he)/she executed the same as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 22 day of March, 2018

Kimberly Dutchess

Notary Public

My Commission Expires: 9/12/2020

KIMBERLY DUTCHESS
NOTARY PUBLIC STATE OF NEW YORK
NIAGARA
LIC. #01DU6347858
COMM. EXP. 09/12/2020

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Connell Estates, Section 2, as shown on Plat Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Lakeview Loan Servicing, LLC herein by Trustee's Deed of record as Instrument No. 201802050011100 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 220 Swift Dr, Goodlettsville, TN 37072.

Tax Parcel No.: 018 08 0 031.00

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)

Lauren J Duncan
My Commission Expires
Notary
Public
October 2, 2018
DeKalb County, Georgia

Return to: Melody R. Jones, Esq
McCalla Raymer, LLC
1544 Old Alabama Road
Roswell, GA 30076

FedEx

Doc ID: 008501250003 Type: POA
Recorded: 01/15/2015 at 10:43:00 AM
Fee Amt: $14.00 Page 1 of 3
Floyd County Superior Court
Barbara H. Penson Clerk
BK 2417 PG 1041-1043

Document drafted by and
RECORDING REQUESTED BY
Manufacturers and Traders Trust Company
a/k/a M&T Bank
475 Crosspoint Parkway
Getzville, New York 14068

Exhibit B

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

Lakeview Loan Servicing, LLC, a Delaware limited liability company with offices located at 4425 Ponce de Leon Blvd., Coral Gables, Florida 33146 ("Lakeview" or "Servicer") by these presents does hereby make, constitute and appoint Manufacturers and Traders Trust Company (a/k/a M&T Bank), a New York state chartered banking corporation with offices located at 475 Crosspoint Parkway, Getzville, New York 14068 ("M&T" or "Sub-servicer"), as its true and lawful attorney-in-fact, and hereby grants it authority and power to take, through its duly authorized officers and designated agents, acting in the name, place and stead of Lakeview for the purposes, and only the purposes, set forth below. This Limited Power of Attorney is given in connection with, and relates solely to that certain Sub-Servicing Agreement by and between Lakeview and M&T dated as of the 1st day of August, 2013, as the same may be restated and amended and relating to the sub-servicing of certain mortgage loans (the "Agreement") the servicing rights to which were acquired by Lakeview (such loans, the "Loans"). Each of the Loans comprises a promissory note evidencing a right to payment and performance secured by a security interest or other lien on real property evidenced by one or more mortgages, deeds of trust, deeds to secure debt and other forms of security instruments (each, a "Mortgage"). The parties agree that this Limited Power of Attorney is coupled with an interest.

Now, Therefore, Lakeview does hereby constitute and appoint M&T the true and lawful attorney-in-fact of Lakeview and in Lakeview's name, place and stead with respect to each Loan, whether such Loan is current and performing or such Loan is in a loss mitigation or other workout status, in foreclosure and/or bankruptcy or is classified as real estate owned ("REO") and such Loan is sub-serviced by M&T on behalf of Lakeview pursuant to the Agreement for the following, and only the following purposes:

1. To execute, acknowledge, seal and deliver Mortgage note endorsements, assignments of Mortgages and other recorded documents, satisfactions, releases, re-conveyances of Mortgage, tax and insurance authority notifications and declarations, deeds, bills of sale, and other instruments of sale, conveyance, and transfer, appropriately completed, including deeds-in-lieu of foreclosure or short sale agreements, with all ordinary or necessary endorsements, acknowledgements, affidavits, and supporting documents as may be necessary or appropriate to effect its execution, delivery, conveyance, recordation or filing.

2. To (i) prepare, execute and deliver, on behalf of Lakeview, any and all documents or instruments necessary to maintain the lien on each mortgaged property and related collateral; loan modifications, waivers, consents, amendments, discounted payoff agreements, forbearance agreements, repayment plans, deeds-in-lieu of foreclosure, consents to or with respect to any documents contained in the related servicing file; and any and all instruments of satisfaction or cancellation, or of partial or full release or discharge, and all other instruments comparable to any of the types of instruments described in this clause (i), and (ii) institute and prosecute judicial and non-judicial foreclosures, suits on promissory notes, indemnities, guaranties or other documents, actions for equitable and/or extraordinary relief (including, without limitation, actions for temporary restraining orders, injunctions, and appointment of receivers), and similar actions or suits necessary to enforce or defend Lakeview's rights in its capacity as servicer of a Loan or the Loans, and to appear in and file on behalf of Lakeview such pleadings or documents as may be necessary or advisable in any bankruptcy actions, state or federal suit or any other action related to a Loan.

3. The collection of borrower or account information, perform an escrow analysis, obtain required approvals from mortgage insurers and investors, obtain property valuations, order property inspections, initiate and maintain property preservation activity, and obtain an interest therein and/or improvements thereon, as Lakeview's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.

4. To execute and deliver any and all required affidavits, documents or instruments required to be prepared, executed and filed or recorded regarding a Loan, including, but not limited to: affidavits of debt, verification or certification of debt or amounts owed, substitutions of trustee, substitutions of counsel, declaration of military status affidavits, notices of rescission, foreclosure deeds, transfer tax affidavit, affidavits or merit, verification of complaint, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays and other documents or notice filings on behalf of Lakeview in connections with foreclosure, bankruptcy and eviction actions, proofs of claim, confirmations and reaffirmations.

5. To prepare, execute and deliver any and all documents or perform or direct the performance of any and all acts in connection with any disputes or inquiries relating to the Loans, including, but without limitation, tax, hazard insurance, title insurance, mortgage insurance or guarantee and homeowner association matters.

Lakeview further grants to M&T, its attorney-in-fact full authority to act in any manner both proper and necessary to exercise the forgoing powers, and ratifies every act that M&T has lawfully performed or which M&T may lawfully perform in exercising those powers by virtue hereof.

Lakeview further grants to M&T the limited power of substitution and revocation of another party for the purpose and only for the purpose of endorsing or assigning notes or Mortgages in Lakeview's name, and hereby ratifies and confirms all that the attorney-in-fact, or its substitute or substitutes, shall lawfully do or cause to be done by authority of this Limited Power of Attorney and the rights and powers granted hereby.

M&T shall indemnify, defend and hold harmless Lakeview and its successors and assigns from and against any and all losses, costs, expenses (including, without limitation, actual attorneys' fees), damages, liabilities, demands or claims of any kind whatsoever, ("Claims") arising out of, related to, or in connection with (i) any act taken by M&T (or its substitute or substitutes) pursuant to this Limited Power of Attorney, which act results in a Claim solely by virtue of the unlawful use of, or misuse of, this Limited Power of Attorney (and not as a result of a Claim related to the underlying instrument with respect to which this Limited Power of Attorney has been used), or (ii) any use or misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby.

IN WITNESS WHEREOF, Lakeview Loan Servicing, LLC has executed this Limited Power of Attorney on the 4th day of November, 2014.

Lakeview Loan Servicing, LLC

By: _____
Name: Julio Aldecocea
Title: Senior Vice President

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

On NOVEMBER 4, 2014, before me, JOANNA PARKER, a notary public within Miami-Dade County, personally appeared Julio Aldecocea, Senior Vice President of Lakeview Loan Servicing, LLC whose address is 4425 Ponce de Leon Blvd, Coral Gables, Florida 33146, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

By: Joanna Parker
Notary Public
My commission expires: APRIL 5, 2017

JOANNA PARKER
Notary Public - State of Florida
My Comm. Expires Apr 5, 2017
Commission # EE 869581
Bonded Through National Notary Assn.