AFTER RECORDING RETURN TO:
SERVICELINK
1400 Cherrington Parkway
Coraopolis, PA 15108
File No. 180535380
(800) 439-5451
This document prepared by:
John O. Windsor, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 00900012900

Karen Y Johnson Davidson County
Batch# 169725 DEEDWARRSP
12/03/2018 03:58:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20181203-0117887

SPECIAL WARRANTY DEED

This Deed is exempt from transfer tax pursuant to TAC 66-5-209(8).

THIS DEED made and entered into on this 28 day of November 2018, by and between **Lakeview Loan Servicing, LLC**, a mailing address of 4425 Ponce De Leon Boulevard, MS5-251, Coral Gables, FL 33146 hereinafter referred to as Grantor(s) and **The Secretary of Veterans Affairs, an Officer of the United States,** a mailing address of Loan Guaranty Service 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 7731 Ridgewood Road, Goodlettsville, TN 37072

Being the same property conveyed to Lakeview Loan Servicing, LLC by Trustee's Deed recorded on 11/14/2018 at Instrument No. 20181114-0112399, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said 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 said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand on this 28 day of November, 2018.

Lakeview Loan Servicing, LLC By LoanCare, LLC, Its Attorney-in-Fact under a Limited Power of Attorney

* Power of Attorney attached as Exhibit "B"

By: _____

Print Name: DARCIE LYLE

Title: Assistant Secretary

STATE OF Virginia
CITY OF Virginia Beach

On this 28 day of NOV, 2018, before me, BRUNILDA VELAZQUEZ, the undersigned Notary Public, personally appeared DARCIE LYLE known to me (or satisfactorily proven) to be the Assistant Secretary of **LoanCare, LLC Attorney-in-Fact under a Limited Power of Attorney for Lakeview Loan Servicing, LLC** and whose name(s) is/are subscribed to the within instrument bearing date of NOV 28, 2018 and acknowledged that he/she/they has/have executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.

_____
Notary Public
My commission expires: 6/30/22

BRUNILDA VELAZQUEZ

BRUNILDA VELAZQUEZ
Notary Public
Commonwealth of Virginia
Registration No. 7606477
My Commission Expires June 30, 2022

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 Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

STATE OF Pennsylvania
COUNTY OF Allegheny

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $331,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Mathew E. Webb

Sworn to before me this 30 day of Nov, 2018.

Notary Public MICHAEL J WEBB
My Commission Expires: May 6 2019

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

Name and address for person(s) responsible for taxes:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

Name and address of property owner:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

EXHIBIT A
LEGAL DESCRIPTION

All that tract or parcel of land, situate in the City of Goodlettsville, County of Davidson and State of Tennessee, and being more fully described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. TRACT 2 ON THE PLAN OF RESUBDIVISION OF THE LEE V. ARMSTRONG ET UX PROPERTY, OF RECORD IN PLAT BOOK 4955, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

TAX ID: 00900012900

PROPERTY COMMONLY KNOWN AS: 7731 RIDGEWOOD ROAD, GOODLETTSVILLE, TN 37072

Exhibit "B"

Document prepared by: Lakeview Loan Servicing, LLC
4425 Ponce de Leon Blvd., MS 5-251
Coral Gables, Florida 33146

Return document to:
LoanCare, LLC
3637 Sentara Way
Virginia Beach, Virginia 23452

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., MS 5-251, Coral Gables, Florida 33146 ("Lakeview" or "Servicer") by these presents does hereby make, constitute and appoint LoanCare, LLC, a Virginia limited liability company with offices located at 3637 Sentara Way, Virginia Beach, VA 23452 ("Subservicer"), 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 set forth below. This Limited Power of Attorney is given in connection with, and relates solely to that certain Subservicing Agreement by and between Lakeview and Subservicer dated as of the June 1, 2015 as the same may be restated and amended and relating to the subservicing 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 Subservicer 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 Subservicer 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; refinances, 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), suits for waste, fraud and any and all

other tort, contractual and/or other claims of whatever nature, and to appear in and file on behalf of Lakeview such pleadings or documents as may be necessary or advisable in any bankruptcy actions (including, without limitation, (a) voting for a trustee of the estate of the debtor, (b) voting for a committee of creditors and (c) attending the meeting of creditors of the debtor or any adjournment thereof, and voting on behalf of Lender/Servicer on any question that may be lawfully submitted before creditors in such a meeting), state or federal suit or any other action related to a Loan.

3. To transact business of any kind regarding the Loans, including 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: notices of appearance, affidavits of debt, quitclaim deeds, verification or certification of debt or amounts owed, substitutions of trustee, substitutions of counsel, declaration of military status affidavits, affidavits of judgment, affidavits regarding lost promissory notes, trustee's deeds upon sale on behalf of Lender/Servicer, warrany deeds, including special warranty deeds, ballots accepting or rejecting bankruptcy plan, notices of rescission, foreclosure deeds, transfer tax affidavit, affidavits of 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 execute and deliver any and all documents or perform any and all acts in connection with any disputes or inquiries relating to the Loans, including, but without limitation, tax, hazard insurance, mortgage insurance or guarantee and homeowner association matters without Subservicer being required to provide additional or further authorization to so act on behalf of Lakeview.

   Lakeview further grants to Subservicer, the limited power of endorsing checks made payable to Lender/Servicer that are received by Subservicer as agent for payment on any such Loan.

   Lakeview further grants to Subservicer, its attorney-in-fact, full authority to act in any manner both proper and necessary to exercise the forgoing powers and as may be necessary to fulfill Subservicer's servicing obligations to Lender/Servicer with respect to such Loans, and ratifies every act that Subservicer may lawfully perform in exercising those powers by virtue hereof.

   Lakeview further grants to Subservicer 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.

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. Subservicer 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 Subservicer (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 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 26th day of June, 2015.

Lakeview Loan Servicing, LLC

By: _____
Name: Julio Aldecocea
Title: Sr. Vice President

Christina Diaz [WITNESS] 06/26/15 [DATE]
Christina Diaz [Print Name]

_____ [WITNESS] 6/26/15 [DATE]
Jeffrey Fisher [Print Name]

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

On June 26, 2015, before me, Joanna Parker, a notary public within the State of Florida, personally appeared Julio Aldecocea, Sr. Vice President of Lakeview Loan Servicing, LLC whose address is 4425 Ponce de Leon Blvd, MS 5-251, 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/she executed the same in his/her authorized capacity, and that by his/her 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.

CERTIFICATE OF SECRETARY
OF
LOANCARE, LLC

The undersigned hereby certifies:

1. That he is the duly elected, qualified and acting Secretary of LoanCare, LLC ("LoanCare").

2. That Darcie Lyle is the Assistant Secretary, Foreclosure Team Lead as duly adopted by the Board of Managers of LoanCare effective November 6, 2017 and that said action is in full force and effect and has not been amended, modified or revoked. Darcie Lyle is authorized to sign Default and MERS documents.

IN WITNESS WHEREOF, the undersigned has executed this Certificate and affixed the Seal as of the 22 day of Dec, 2017.



Michael O'Connor
Corporate Secretary

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