Logs Legal #: 22-122208

Karen Johnson Davidson County
Batch# 1059011 DEEDWARRSP
10/09/2023 11:53:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20231009-0079311

SPECIAL WARRANTY DEED

THIS DEED, between BankUnited N.A., hereinafter called Grantor, and Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, at Department of Veterans Affairs, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Section Six-B, "The Country" of record in Plat Book 5200, Page(s) 741 and 742, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

For prior title, see Deed of record in Instrument # 20230928-0076147, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

BankUnited N.A. by its Attorney in Fact, Carrington Mortgage Services, LLC

OCT 02 2023

BY: _____

Joseph Anthony Barragan
Post Foreclosure Supervisor
Carrington Mortgage Services, LLC attorney in fact

Title: _____

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged themself to be an officer or authorized signatory of BankUnited N.A. by its Attorney in Fact, Carrington Mortgage Services, LLC, the within named bargainor, and that they as such officer or authorized signatory, executed the foregoing instrument for the purposes therein contained, by signing the name of BankUnited N.A. by its Attorney in Fact, Carrington Mortgage Services, LLC as officer or authorized signatory.

See attached

WITNESS my hand and Official Seal at Office this _____day of _____, 20____.

_____
Notary Public

My Commission Expires: _____

TAX EXEMPT – GOVERNMENT ENTITY
Property Address: 3405 Country Ridge Drive, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

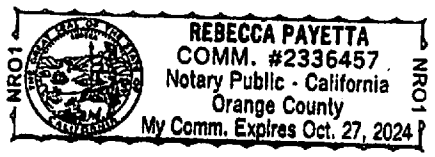
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On October 2nd 2023 before me, Rebecca Payetta, Notary Public, personally appeared, **Joseph Anthony Barragan,** who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE _____
REBECCA PAYETTA

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

_____

_____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

Logs Legal File # 22-122208

Map & Parcel - 150 07 0 331.00

THIS INSTRUMENT PREPARED BY:
Sarah Carey
LOGS Legal Group LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, BANKUNITED, N.A. ("BankUnited"), a national banking association, headquartered at 14817 Oak Lane, Miami Lakes 33016, does hereby make, constitute and appoint Carrington Mortgage Services, LLC ("Servicer"), a Delaware limited liability company, headquartered at 1600 South Douglass Road, Suites 110 & 200-A, Anaheim, CA 92806 as its true and lawful attorney-in-fact ("Attorney-in-Fact"), and hereby grants it authority and power to take, through its duly authorized officers, the Actions (as such term is defined herein) in BankUnited's name, place and stead, solely for the purposes described herein. This Limited Power of Attorney hereby revokes any other prior powers of attorneys granted by BankUnited to Servicer with respect to the Actions listed herein.

This limited power of attorney ("Limited Power of Attorney") is given in connection with, and relates solely to, the transfer of servicing to Servicer of those certain mortgage loans (the "Loans") pursuant to that certain Servicing Agreement, dated December 15, 2017, by and between BankUnited, as Purchaser, and Carrington Mortgage Services, LLC, as Servicer. 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 trust, deeds to secure a debt or other forms of security instruments (each, a "Mortgage").

BankUnited grants Attorney-in-fact the authority to engage in the following Actions, which shall mean and be limited to the following acts, in each case only with respect to one or another of the Loans and only as mandated or permitted by federal, state or local laws or other legal requirements or restrictions:

1. Execute or file assignments of Mortgages or any beneficial interest in a Mortgage;

2. Execute or file reconveyances, deeds of reconveyance, or releases or satisfactions of mortgage or similar instruments releasing the lien of a Mortgage;

3. Execute individual trial period plans and modification agreements and any related documents in connection with Loan modifications solely in accordance with regulations and guidelines of the Federal Housing Administration, or its successor (FHA) and the Veterans Administration, or its successor (VA) (hereinafter referred to as the FHA Regulations and the VA Regulations, respectively;

4. Execute or file quitclaim deeds or, only where necessary and appropriate, special warranty deeds or other deeds causing the transfer of title to Servicer or a third party, in respect of property acquired through a foreclosure or deed-in-lieu of foreclosure ("REO Property");

5. Execute and deliver documentation with respect to the marketing and sale of REO Property, including, without limitation, listing agreements, purchase and sale agreements, escrow instructions, closing statements, and any other document necessary to effect the transfer of REO Property. For the avoidance of doubt, with respect to any REO Property, this authority shall include the taking of a deed in lieu of foreclosure, the completion of judicial or non-judicial foreclosure or

termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

a. the substitution of trustee(s) serving under a deed of trust, in accordance with applicable law and the deed of trust;

b. the preparation and issuance of statements of breach or non-performance;

c. the preparation and filing of notices of default and/or notices of sale;

d. the cancellation/rescission of notices of default and/or notices of sale;

e. the taking of deed in lieu of foreclosure; and

f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the mortgage, deed of trust or applicable law to expeditiously complete said transactions in paragraphs 5.a. through 5.e. above.

6. Bid in the name of BankUnited in connection with foreclosure sales, in accordance with the FHA Regulations and the VA Regulations;

7. Execute or file any documents necessary and appropriate to substitute the creditor or foreclosing party in a bankruptcy or foreclosure proceeding in respect of any of the Loans;

Except as specifically set forth herein, nothing herein shall permit Servicer to commence, continue, or otherwise prosecute or pursue any foreclosure proceedings in the name of BankUnited.

All indorsements executed pursuant to this Limited Power of Attorney shall contain the words "without recourse," and unless the law requires otherwise, all other documents of transfer executed pursuant to this Limited Power of Attorney shall contain the following sentence: "This *[insert documents title]* is made without recourse to or against [*insert name of entity in whose name the Action is taken*] or BankUnited, N.A. and without representation or warranty, express or implied, by [*insert name of entity in whose name the Action is taken*] or BankUnited, N.A."

With respect to the Actions, BankUnited gives to Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing 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, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof.

Nothing contained herein shall be construed to grant Servicer the power to (i) initiate or defend any suit, litigation, or proceeding in the name of BankUnited or be construed to create a duty of BankUnited to initiate or defend any suit, litigation, or proceeding in the name of Servicer, (ii) incur or agree to any liability or obligation in the name of or on behalf of BankUnited or (iii) execute any documents or take any action on behalf of, or in the name, place, or stead of BankUnited except as provided herein.

This Limited Power of Attorney shall be effective from the **date of its execution** and shall continue in full force and effect through **December 31, 2025**, unless otherwise terminated by BankUnited. At such time this Limited Power of Attorney will be automatically revoked, and shall be of no further force or effect. The legal photocopy of this instrument when presented with the original shall have the same force and effect as the original instrument. This instrument may be put to record in the appropriate county clerk's or recorder's office.

IN WITNESS WHEREOF, BankUnited, N.A. by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 18th day of July 2023.

BANKUNITED, N.A.

By: _____

Name: Esther Santos_____
Title: Senior Vice President_____

Signed in the presence of: `

Witness: _____
Printed Name: Myra Jorge

Witness: _____
Printed Name: Kentrina Owens

STATE OF FLORIDA)
)
COUNTY OF Miami-Dade)

On this 18th day of July 2023, before me, a Notary Public in and for the State of Florida appeared Esther Santos, to me personally known, who, being by me first duly sworn did depose that he/she is an authorized signatory of BankUnited, N.A. in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the BankUnited, N.A.

[PLACE SEAL BELOW HERE]

SHANNIE C. DEFREITAS
Notary Public - State of Florida
Commission # HH 402325
My Comm. Expires Jun 3, 2027
Bonded through National Notary Assn.

_____
Notary Public
Printed Name of Notary: Shannie C. DeFreitas
Commission No.: _ HH 402325 _____
My Commission expires: __June 3, 2027_____

Tennessee Certification of Electronic Document

I, Sarah Carey, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/02/2023 (date of document).

Sarah Carey
Affiant Signature

10/09/2023
Date

State of North Carolina

County of Mecklenburg

Sworn to and subscribed before me this 9th day of October, 2023.

Jessica LePage
Notary's Signature

MY COMMISSION EXPIRES: 8/1/2026

NOTARY'S SEAL

JESSICA LEPAGE
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires August 1, 2026