

Please return to:  
Bank of America, N.A.  
5222 Cypress Creek Parkway Suite 100  
Houston, TX 77069

**Quit Claim Deed**

This Quit Claim Deed made this 15 DAY OF April 2016 between NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY whose address is P.O. BOX 619080 DALLAS, TX 75261, GRANTOR, and BANK OF AMERICA, N.A. whose address is 5222 CYPRESS CREEK PARKWAY, SUITE 100, HOUSTON, TX 77069, GRANTEE:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

That, for and in consideration of the sum Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in HERNANDO County, Florida, to-wit:

LOT 10, SPRINGWOOD ESTATES UNIT 4, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

PROPERTY ADDRESS: 14729 COPELAND WAY, BROOKSVILLE, FL 34604

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining TO HAVE AND TO HOLD, the same in fee simple forever.

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.

Pursuant to Fla. Admin. Code § 12B-4.014, a Conveyance from bank, savings, and loan association or other mortgagee to federal agency pursuant to a contract of guaranty is not taxable.

IN WITNESS WHEREOF, GRANTOR has signed these presents the date set forth above.  
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

REVERSE MORTGAGE SOLUTIONS, INC. AS ATTORNEY-IN-FACT FOR NATIONSTAR MORTGAGE LLC DBA AS CHAMPION MORTGAGE COMPANY

By: [Signature]  
Name: RANDALL REYNOLDS

Witness: [Signature]  
Name: Xochit Martinez

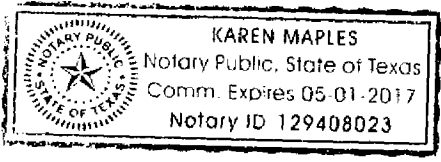
Witness: [Signature]  
Name: Anita Milan

STATE OF TX ALL-PURPOSE ACKNOWLEDGEMENT  
COUNTY OF Harris S.S.

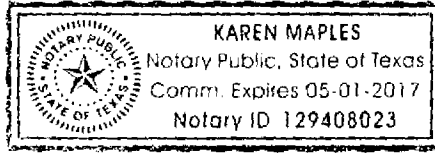
On APRIL 15, 2016 before me, Karen Maples, a Notary Public in and for said state, personally appeared Randall Reynolds as att, for REVERSE MORTGAGE SOLUTIONS, INC. AS ATTORNEY- IN-FACT FOR NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument 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 the State of TX that the foregoing paragraph is true and correct.

WITNESS my hand of seal. Karen Maples

11-10111



Signature: Karen Maples  
Print Name: Karen Maples



## Exhibit to Deed

## LIMITED POWER OF ATTORNEY

Effective this 15<sup>th</sup> day of August, 2014, Nationstar Mortgage LLC, a limited liability company organized and existing under the laws of the State of Delaware and doing business as described in Exhibit A attached hereto and incorporated herein by reference ("Nationstar"), in order to carry out the intents and purposes of that certain Servicing Rights Sale and Issuer Transfer Agreement dated effective December 5, 2011, executed between Bank of America and Nationstar Mortgage, LLC and that Amended and Restated Reverse Mortgage Subservicing Agreement dated effective April 5, 2010, executed between Bank of America and Reverse Mortgage Solutions, Inc., ("RMS") a corporation organized and existing under the laws of the State of Delaware ("Service Provider"), pursuant to that certain Amended and Restated Reverse Mortgage Subservicing Agreement dated effective April 5, 2010, between Nationstar and Service Provider (hereinafter collectively referred to as the "Agreement"), hereby constitutes and appoints Service Provider as its true and lawful attorney-in-fact, in its name, place and stead, and for its benefit, to execute in accordance with the terms of the Agreement such contracts, agreements, deeds, assignments and other instruments necessary to effect any sale, transfer, disposition or lease of real property constituting REO assets assigned to Service Provider under the Agreement, only by and through the following named individual representatives of Service Provider:

Name	Street, City, State and ZIP	Title
Christian Etienne	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Vice President
Julie Lindley	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Vice President
Christopher McMahon	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Vice President
Randal Reynolds	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Assistant Vice President
Stefanie Johnson	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Assistant Vice President
Katherine Scheffler	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Assistant Vice President
Jennifer Reese	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Assistant Vice President
Teirra Richardson	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Assistant Vice President
Daniel Weaver	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Assistant Vice President
Xochitl Martinez	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Assistant Vice President
Michelle Post	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Assistant Vice President
Veronica Salinas	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Assistant Vice President
Melissa Heath	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Assistant Vice President
Jerry Cook	5222 Cypress Creek Parkway, Suite 100, Houston, TX 77069	Assistant Vice President

(each such individual a "Representative").

Service Provider will notify Nationstar in writing of the removal, resignation or termination of employment of any Representative within five (5) business days of the effective date of such removal, resignation or termination at the following address: Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, Attention: Vendor Management.

Service Provider shall indemnify and hold harmless Nationstar and its successors and assigns from and against any and all damages, costs and expenses (including, without limitation, reasonable attorneys' fees), incurred as a result of any use or misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby.

This Limited Power of Attorney, and all authority hereunder, shall be in full force and effect until either (i) terminated in writing by Nationstar, or (ii) without further action by Nationstar automatically upon the expiration or termination in full of the SOW.

No provision contained in this Limited Power of Attorney shall act to change or amend the terms or conditions of the Agreement.

IN WITNESS WHEREOF, this Limited Power of Attorney is duly executed the day and year first above written.

IN PRESENCE OF:

Nationstar Mortgage LLC

*Carline Mildor*

By: *Ron Ausemus*

Witness: Carline Mildor

Title: Vice President

*Walid Hassan*

Witness: Walid Hassan

State of Texas

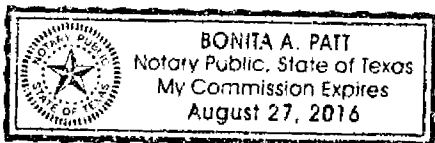
County of Denton

On this 15<sup>th</sup> day of August, 2014, before me, the undersigned officer, personally appeared Ron Ausemus, who acknowledged himself to be the Vice President of Nationstar Mortgage LLC, and that, as such and being authorized to do so, executed the foregoing instrument for the purposes therein contained as such officer in the name and on behalf of said Nationstar Mortgage LLC.

Witness my hand and official seal in the county and state last aforesaid this 15<sup>th</sup> day of August, 2014.

*Bonita A. Patt*

Notary Public: Bonita Patt



## Exhibit A

ST	State Listing	Doing Business As:
AK	Alaska	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
AL	Alabama	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
AR	Arkansas	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
AZ	Arizona	Champion Mortgage Company
CA	California	Champion Mortgage Company(Nationstar Mortgage LLC, DBA)
CO	Colorado	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
CT	Connecticut	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
DC	Washington DC	Nationstar Mortgage LLC of Delaware d/b/a Champion Mortgage Company
DE	Delaware	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
FL	Florida	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
GA	Georgia	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
HI	Hawaii	Nationstar Mortgage LLC
IA	Iowa	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
ID	Idaho	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
IL	Illinois	Champion Mortgage Company
IN	Indiana	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
KS	Kansas	Nationstar Mortgage LLC d/b/a Champion Mortgage
KY	Kentucky	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
LA	Louisiana	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MA	Massachusetts	Nationstar Mortgage LLC
MD	Maryland	Nationstar Mortgage LLC d/b/a Champion Mortgage Company of Texas
ME	Maine	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MI	Michigan	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MN	Minnesota	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MO	Missouri	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MS	Mississippi	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
MT	Montana	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NC	North Carolina	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
ND	North Dakota	Nationstar Mortgage LLC d/b/a Champion Mortgage
NE	Nebraska	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NH	New Hampshire	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NJ	New Jersey	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NM	New Mexico	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NV	Nevada	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
NY	New York	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
OH	Ohio	Nationstar Mortgage LLC d/b/a Champion Mortgage of Ohio
OK	Oklahoma	Champion Mortgage Company
OR	Oregon	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
PA	Pennsylvania	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
PR	Puerto Rico	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
RI	Rhode Island	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
SC	South Carolina	Champion Mortgage Company
SD	South Dakota	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
TN	Tennessee	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
TX	Texas	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
UT	Utah	Champion Mortgage Company
VA	Virginia	Nationstar Mortgage, LLC doing business in the Commonwealth of Virginia as Virginia Nationstar Mortgage LLC d/b/a Champion Mortgage Company
VI	US Virgin Islands	Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VT	Vermont	Nationstar Mortgage LLC d/b/a Champion Mortgage
WA	Washington	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
WI	Wisconsin	Nationstar Mortgage LLC d/b/a Champion Mortgage
WV	West Virginia	Nationstar Mortgage LLC d/b/a Champion Mortgage Company
WY	Wyoming	Nationstar Mortgage LLC d/b/a Champion Mortgage Company