

After Recording Return to:
Title365
345 Rouser Road, Bldg 5, Ste 101
Coraopolis, PA 15108

File Number: DS7110-18000529

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R32-323-17-5140-0928-0150

SPECIAL WARRANTY DEED

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2005-AA1, hereinafter grantor, whose tax-mailing address is **8950 Cypress Waters Blvd., Coppell, TX 75019**, for \$131,250.00 (One Hundred Thirty One Thousand Two Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants as set out below to **Omar Noa Acosta and Claudia Noa, husband and wife as joint tenants**, hereinafter grantees, whose tax mailing address is **2450 Coronet Court, Spring Hill, FL 34609**, the following real property:

The land hereinafter referred to is situated in the City of Spring Hill, County of Hernando, State of FL, and is described as follows:

Lot 15, Block 928, Spring Hill, Unit 14, according to the Plat thereof as recorded in Plat Book 9, Page (s) 7 through 9, of the Public Records of Hernando County, Florida.

APN: R32-323-17-5140-0928-0150

Property Address is: 3179 Lema Drive, Spring Hill, FL 34609-2846

GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Executed by the undersigned on JULY 11, 2018:


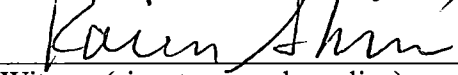
The Bank of New York Mellon f/k/a The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2005-AA1, By Nationstar Mortgage LLC, as Attorney in Fact

By: X 

Printed Name: Rachel Siegel

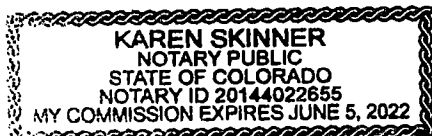
Its: Assistant Secretary

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

Witness (signature on above line) <u></u>	Printed Name <u>DANIEL THIBAUT</u>
<u></u>	<u>Karen Skinner</u>
Witness (signature on above line)	Printed Name

STATE OF CO
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on JULY 11, 2018 by Rachel Siegel its Asst. Secretary on behalf of **Nationstar Mortgage LLC, as Attorney in Fact For The Bank of New York Mellon f/k/a The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2005-AA1**, who has produced N/A as identification, or is personally known to me, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.




Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Assistant Secretary's Certificate

I, Karen L. Robb, a duly elected, qualified and acting Assistant Secretary of Nationstar Mortgage LLC, a limited liability company duly organized and existing under the laws of the State of Delaware (the "Company"), for itself and on behalf of Nationstar Mortgage LLC dba Mr. Cooper and/or Nationstar Mortgage LLC dba Champion Mortgage, hereby certify that I have access to the records and minutes of the proceedings of the Board of Managers of the Company, that pursuant to resolutions of the Board of Managers of the Company, each of the individuals on the attached Exhibit A has been duly delegated to the position set opposite his or her name with authority to execute the types of documents set forth beside his or her name, effective as of the dates set forth, and that such appointments have not in any way been rescinded, modified or revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Company on June 20, 2018.



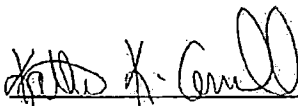

 Karen L. Robb, Assistant Secretary

State of Texas
 County of Dallas

I, Katherine K. Connell, a Notary Public, do hereby certify that Karen L. Robb, an officer of the Company, personally appeared before on this day, and that she signed the foregoing certificate on behalf of the Company.

WITNESS my hand and official seal this 20th day of June 2018.




 Katherine K. Connell, Notary Public
 Commission ID: 1136835
 My Commission Expires: 07/22/18

Qualla Ray	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	11/22/16
Quinton Butler	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar Document	02/03/14
Rachel Siegel	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD-1 or similar (Document), Deeds, Instruments of Conveyance, any other similar (document), Eviction Documents, Assignments, Affidavits, Releases, Indemnity Letters, Settlement Agreements, Officer Certification, Foreclosure Docs, Mobile Home Title Docs, HOA	07/27/17
Rachel Stephan	Assistant Secretary	n/a	Assignments, REO Property Sales Contract (Document), HUD-1 or Similar Form (Document), Deeds	03/13/13
Ramle Word	Assistant Secretary	Vice President	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document), MERS Documents	07/01/11
Raquel Bryan	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	10/22/14
Raymond D. Ritter	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD-1 or similar (Document), Deeds, Instruments of Conveyance, any other similar (document), Eviction Documents, Assignments, Affidavits, Releases, Indemnity Letters, Settlement Agreements, Officer Certification, Foreclosure Docs, Mobile Home Title Docs, HOA	07/27/17
Rebecca C. Wallace	Document Execution Associate	Assistant Secretary	Foreclosure related documents, including but not limited to Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other instruments of Conveyance, any other similar (Document), Bankruptcy documents, Proofs of Claim, Reaffirmation Agreements	10/29/15
Rebecca Russo	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD-1, or Similar Form (Document)	03/13/13
Reginald Shepherd	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD-1 or similar (Document), Deeds, Instruments of Conveyance, any other similar (document), Eviction Documents, Assignments, Affidavits, Releases, Indemnity Letters, Settlement Agreements, Officer Certification, Foreclosure Docs, Mobile Home Title Docs, HOA	07/27/17
Renate Finch	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	11/22/16
Ricardo Reyes	Assistant Secretary	n/a	Foreclosure Documents, Foreclosure Deeds	06/18/15
Richard Gilmartin	Assistant Secretary	n/a	Affidavits, Modifications, Deeds, Instruments of Conveyance, any other similar (Document)	01/01/08
Richard Pasamonte	Assistant Secretary	n/a	authorization letter	07/27/17
Robert Allen Heller	Vice President	Assistant Secretary	Assignments, Satisfaction of Mortgage, Discharge of Mortgage, Releases, Subordinations, Affidavits, Allonges, Notices, Appointment of Successor Trustee, HUD documents, POAs, Deeds, Interrogatories, Modifications, Settlement Agreements for negotiation of short sale of REO properties, MERS documents,	05/23/17
Robert Flores	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	03/31/16
Robert Michael Newswanger	Assistant Secretary	Vice President	Allonges, Endorsements, Assignments, Affidavits, MERS Documents, any other similar (Document)	11/15/13
Robert O'Neal	Assistant Secretary	n/a	Affidavits, Declarations	04/16/12