

This Instrument Prepared by and Return to:  
Prepared by  
**Shore to Shore Title, LLC**  
Samantha Jacobs  
On behalf of:  
Title365, Pursuant to issuance of  
Title Insurance  
2200 Lucien Way, Suite 340  
Maitland, FL 32751  
Property Appraisers Parcel ID #: 21 -35-31-50-000020-001300

\_\_\_\_\_  
*SPACE ABOVE THIS LINE FOR RECORDING DATA*

**THIS SPECIAL WARRANTY DEED**, made and executed the 20 day of May, 2016, by **MorEquity, Inc.**, whose post office address is c/o Nationstar Mortgage, LLC 8950 Cypress Waters Blvd Coppell, TX 75019 herein called the Grantor(s), to **Kenneth R. Teten and Susan Teten, husband and wife**, whose address is 1991 London Town Lane, Titusville, FL 32796, hereinafter called the Grantee(s):

*(Wherever 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)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BREVARD County, State of Florida, viz:

**Lot 13, Block 2, South Lake Village, Section One, according to the plat thereof recorded in Plat Book 12, Page 20, Public Records of Brevard County, Florida.**

**Authorized Signers and Power of Attorney attached hereto and made a part hereof.  
Certificate of Approval of Sale attached, if applicable.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2016 and thereafter.**

**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 grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Ryan Kreger

Witness #1 Printed Name

Witness #2 Signature

Natalie Brown

Witness #2 Printed Name

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this 20 day of May, 2016, by  
Mia Smith as Assistant Secretary

BY NATIONSTAR MORTGAGE LLC, AS ATTORNEY-IN-FACT, for MorEquity, Inc., on behalf of the corporation. He/she (✓) is personally known to me or ( ) has produced as identification.

SEAL

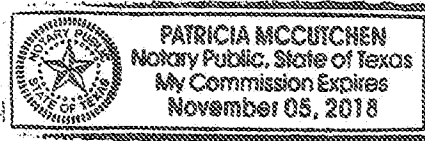
Notary Signature

Patricia McCutchen

Printed Notary Signature

My Commission Expires:

11-6-18



CFN 2016095222, OR BK 7618 Page 2085, Recorded 05/18/2016 at 01:49 PM, Scott Ellis, Clerk of Courts, Brevard County

#### LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Nationstar Mortgage LLC in order to carry out the intent and purposes of that certain Subservicing Agreement ("Agreement") executed September 19, 2011 between Nationstar Mortgage LLC and MorEquity, Inc. ("Owner"), and in accordance with the provisions of said Agreement, Owner does hereby appoint Nationstar Mortgage LLC and any of its affiliates, and the officers, employees and agents of each ("NSM"), as its true and lawful attorney-in-fact, with full power of substitution:

- a. to endorse the name of MorEquity, Inc., without recourse, upon any and all notes, checks, drafts or other instruments and vehicles of the payment of money received or to be received by or on behalf of NSM in payment of or on any Mortgage Loan serviced by NSM or insurance proceeds resulting from any insurance on the Mortgaged Property, and to take any and all action necessary to perfect the interest of Owner in any Mortgaged Loan serviced by NSM pursuant to the Agreement;
- b. to endorse or cause to be endorsed any security instrument, assignment, release (full or partial) or any other documents necessary to establish and protect all rights, title and interest of Owner in, to and under such Mortgage Loan, including, but not limited to foreclosure proceedings;
- c. to execute, deliver and act, in the name of the owner, as its attorney-in-fact for real estate owned by the Owner ("REO") REO listing agreements, REO sale agreements, instruments of sale, deeds, transfers, conveyances or home owners association settlements;
- d. to take such other action as may be necessary to properly service the Mortgage Loan and to execute any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof.

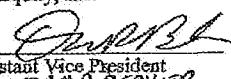
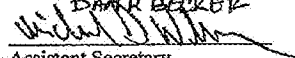
Capitalized terms used herein and not otherwise defined shall have the meanings assigned to them in the above referenced Agreement.

This Limited Power of Attorney shall be binding upon Owner and its successors and assigns, and shall inure to the benefit of NSM, and its successors and assigns. It shall be effective so long as the Agreement is in effect and NSM has not been terminated under the Agreement.

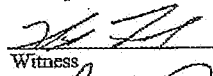

This Limited Power of Attorney shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

IN WITNESS WHEREOF, Owner has caused its name to be subscribed hereto by its authorized officer and its seal is to be affixed by its Assistant Secretary, this 19th day of September, 2011.

MorEquity, Inc.

  
Assistant Vice President  
  
Assistant Secretary

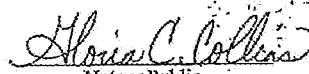
Signed and Acknowledged  
In the presence of the following witnesses:


  
Witness  
  
Witness

STATE OF INDIANA

COUNTY OF VANDERBURGH

Subscribed and acknowledged before me, a Notary Public in and for said county and state this 19th day of September, 2011 by Dan R. Becker, an authorized officer of Owner and attested by Michael D. Williams, Assistant Secretary of Owner.

  
Notary Public

 GLORIA COLLINS  
Resident of Vanderburgh County, IN  
Commission Expires: July 26, 2012  
Commission #534378

Book 619 Page 148

**Assistant Secretary's Certificate**

I, Karen L. Robb, the 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"), 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 December 3, 2015.



  
Karen L. Robb, Assistant Secretary

## Exhibit A

Below is a list of Authorized Document Signers of Nationstar Mortgage LLC (the "Company") pursuant to the Delegation of Document Signing Authority, who are in addition to the elected officers as specified in the corporate records of the Company.

As of December 3, 2015

Name	Title	Additional Title Held	Authorized to Sign	Date Appointed
A. J. Loll	Assistant Secretary	Vice President	Affidavits, Settlement Agreements for negotiations of short sales or sale of REO properties, Release Documents, Assignment of Mortgage, Modifications, Certifications	03/13/13
Aaron Aila	Assistant Secretary	n/a	Affidavits, endorsements, allonges, assignments, and any other similar (Documents)	06/28/13
Aaron Jones	Assistant Secretary	Closing Coordinator	REO Property Sales Contract (Document) HUD or Similar Form (Document)	08/03/11
Aaron Meaux	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	05/08/15
Aaron Moody	Assistant Secretary		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	08/26/15
Adam Allgood	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD1 or similar Form Document	10/29/15
Adam Wood	Assistant Secretary	Vice President	Modifications, Deeds, Instruments of Conveyance, any other similar (Document), MERS Documents	08/03/11
Adrian Dominquez	Assistant Secretary	n/a	Assignments, Substitution of Trustees	02/04/14
Adrienne (Meyer) Trammell	Assistant Secretary	Limited Vice President	Modifications, MERS Documents, Assignments, Lien Releases, GNMA Documents, Instruments of Conveyance, any other similar (Document)	11/03/14
Al Broadway	Assistant Secretary	n/a	Loss Mitigation Affidavits	01/01/08
Al Flowers	Hazard Insurance Claims Specialist	n/a	Insurance Proof of Loss	04/24/14
Alan Blunt	Assistant Secretary	n/a	Affidavits, Modifications, Deeds, Instruments of Conveyance, any other similar (Document), MERS Documents	01/01/12
Albany Scott	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents.	09/29/14
Albert Nguende	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents.	09/29/14
Albert Pena	Assistant Secretary	Limited Vice President	Foreclosure Documents, Deeds, Bankruptcy Documents (Affidavits, Proofs of Claim, Reaffirmation Agreements)	09/19/13
Alex Carey	Assistant Secretary	Limited Vice President	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance and any similar (Document)	01/15/14
Alex Roman	Assistant Secretary	n/a	Assignment of Mortgage, MERS Documents	10/06/14

Melinda Loesch	Assistant Secretary	Asset Manager	REO Property Sales Contract, (Document) HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)	11/13/15
Melissa Gauger	Assistant Secretary	n/a	Endorsements, Allonges, Assignments, Bailee Letters, Affidavits, any other similar (Documents)	09/19/13
Melissa Mustari	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD1 or similar Form Document	10/29/15
Meredith Hayward	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD1 or similar Form Document	10/29/15
Meredith Ramirez	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Documents), MERS Documents	01/15/15
Mia Smith	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD or Similar Form (Document), Deeds, Assignments, Affidavits, Instruments of Conveyance, Other Similar (Document)	08/14/15
Michael Bugbee	Portfolio Manager	n/a	Loan Modification Agreements, Loan Modification Affidavits	09/28/15
Michael Cooper	Assistant Secretary	Asset Manager	REO Property Sales Contract, (Document) HUD or Similar Form (Document)	04/15/09
Michael Daniels	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
Michael Ferrera	Assistant Secretary	n/a	Affidavits	11/18/10
Michael Galdiano	Document Execution Specialist	Assistant Secretary	Foreclosure related documents, including but not limited to: Assignments, Affidavits, Declarations, Certifications, Verifications, Warranty Deeds, Quit Claim Deeds, other Instruments of Conveyance, and, any similar or related documents.	09/29/14
Michael Kressin	Assistant Secretary	Vice President	Loss mitigation docs, DIL Docs, Short Sale Docs, Deeds	03/13/13
Michael R. Rawls	Assistant Secretary	Executive Vice President	Foreclosure Documents, Affidavits, all manner of Certificates, Assignments, Deeds, Instruments of Conveyance, any other similar (Document), Eviction Documents, REO Property Sales Contracts, HUD-1 or Similar Forms (Document), Modifications, Annual Compliance Certifications	05/15/13
Michael Robert Holmes	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD-1 or Similar Form (Document), deeds, Instruments of Conveyance, any other similar (Document), Eviction Documents	03/13/13
Michael Sanford	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD1 or similar Form Document	10/29/15
Michael Stubbe	Assistant Secretary	Assistant Vice President	Endorsements, Allonges, Assignments, Affidavits, any other similar (Document), MERS Documents	01/15/14
Michael Woods	Document Execution Specialist	Vice President	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 Documents	10/29/15
Michael Hubchik	Assistant Secretary	Asset Manager	REO Property Sales Contract, (Document) HUD or Similar Form (Document)	09/19/13
Michele Livingston	Assistant Secretary	n/a	REO Property Sales Contract (Document), HUD or Similar Form (Document)	09/21/15