

This Instrument Prepared by and Return to:
Prepared by
Shore to Shore Title, LLC
J. Clark
On behalf of:
Title365, Pursuant to issuance of
Title Insurance
2200 Lucien Way, Suite 340
Maitland, FL 32751
Property Appraisers Parcel ID #: 34990-279-000

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 17 day of May, 2016, by The Bank of New York Mellon as Trustee for Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2005-7, whose post office address is c/o Nationstar Mortgage, LLC 8950 Cypress Waters Blvd Coppell, TX 75019 herein called the Grantor(s), to Kathy L. Miller and Danny M. Miller, wife and husband, whose address is 2408 Walker Drive, Lawrenceville, GA 30043, 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)

W I T N E S S E T H: 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 Bay County, State of Florida, viz:

Unit C-1804 of BOARDWALK CENTRAL, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 2599, Page 84, of the Public Records of Bay County, Florida, and all amendments thereto, together with its undivided share in the common elements.

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

Mia Smith

Witness #2 Printed Name

STATE OF Texas
COUNTY OF Dallas

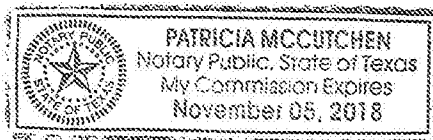
The foregoing instrument was acknowledged before me this 17 day of May, 2016, by
Gabriel Montoya as Assistant Secretary **BY NATIONSTAR MORTGAGE LLC, AS ATTORNEY-IN-FACT,** for The Bank of New York Mellon as Trustee for Bear Stearns ALT-A Trust, Mortgage Pass-Through
Certificates Series 2005-7, on behalf of the corporation. He/she (✓) is personally known to me or () has produced
_____ as identification.

SEAL

[Signature]
Notary Signature
Patricia McCutchen

Printed Notary Signature

My Commission Expires: 11-5-18



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015084465 10 PG(S)

7/8/2015 3:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1880521

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

PREPARED BY & AFTER RECORDING RETURN TO:

NATIONSTAR MORTGAGE LLC

ATTN: POA – Kira Allen

4000 HORIZON WAY

IRVING, TX 75063

LIMITED POWER OF ATTORNEY

DOCUMENT TITLE

AFTER RECORDING RETURN TO
ATTN: POA
4000 Horizon Way
Irving, TX 75063

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK** as successor in interest to **JP Morgan Chase Bank, N.A.** having an office at 101 Barclay Street, NYC, NY 10286 (the "Bank"), hereby appoint **Nationstar Mortgage LLC**, to be the Bank's true and lawful Attorneys-in-Fact (the "Attorneys") to act in the name, and on behalf, of the Bank with power to do only the following in connection with the trusts included on **Schedule A**, on behalf of the Bank:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.
4. The completion of loan assumption agreements and modification agreements.
5. The full or partial satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of 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 state 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;

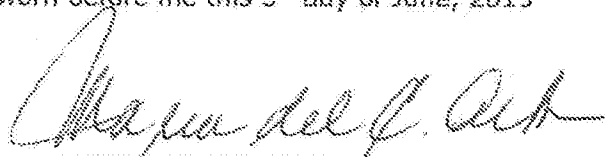
ACKNOWLEDGEMENT

STATE OF NEW YORK §

COUNTY OF QUEENS §

On the 5th day of June in the year 2015 before me, the undersigned, personally appeared Loretta A. Lundberg and Gavin Tsang, known to be or proved to me on the basis of satisfactory evidence to be the Managing Director and Vice President, respectively of The Bank of New York Mellon, as Trustee and acknowledged that they executed the same as their free act and deed and the free act and deed of the Trustee.

Subscribed and sworn before me this 5th day of June, 2015



NOTARY PUBLIC

My Commission expires

MARIA DELO. AITA
Notary Public, State of New York
No. 01300276071
Qualified in Queens County
Commission Expires March 25, 2017

- e. the taking of a 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 state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above; and
- 9. 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; and

to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto, to endorse which may be considered necessary by the Attorney, to endorse on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee in respect of the documents, and executing such other documents as may be considered by the Attorney necessary for such purposes.

The relationship of the Bank and the Attorney under this Power of Attorney is intended by the parties to be that of an independent contractor and not that of a joint venturer, partner, or agent.

This Power of Attorney is effective for one (1) year from the date hereof or the earlier of (i) revocation by the Bank, (ii) the Attorney shall no longer be retained on behalf of the Bank or an affiliate of the Bank; or (iii) the expiration of one year from the date of execution.

The authority granted to the Attorney by the Power of Attorney is not transferable to any other party or entity.

This Agreement 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.

All actions heretofore taken by said Attorney, which the Attorney could properly have taken pursuant to this Power of Attorney, be, and hereby are, ratified and affirmed.

IN WITNESS WHEREOF, The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JPMorgan Chase Bank, National Association as Trustee pursuant to the Pooling and Servicing Agreements listed on Schedule A hereto attached and these present to be signed and acknowledged in its name and behalf by Loretta A. Lundberg and Gavin Tsang its duly elected and authorized Managing Director and Vice President this 5th day of June, 2015.

The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for the securitizations listed on Schedule A

By: 

Name: Loretta A. Lundberg
Title: Managing Director

By: 

Name: Gavin Tsang
Title: Vice President

Witness: 

Printed Name: Edward Coffe

Witness: 

Printed Name: George Buono

SCHEDULE A

BSABS 2006-SD1	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BEAR STEARNS ASSET BACKED SECURITIES TRUST, ASSET-BACKED CERTIFICATES, SERIES 2006-SD1
BSABS 2004-SD1	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BEAR STEARNS ASSET BACKED SECURITIES TRUST, ASSET-BACKED CERTIFICATES, SERIES 2004-SD1
BSABS 2005-SD3	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BEAR STEARNS ASSET BACKED SECURITIES TRUST, ASSET-BACKED CERTIFICATES, SERIES 2005-SD3
BSABS 2003-SD2	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BEAR STEARNS ASSET BACKED SECURITIES TRUST, ASSET-BACKED CERTIFICATES, SERIES 2003-SD2
BSABS 2003-SD3	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BEAR STEARNS ASSET BACKED SECURITIES TRUST, ASSET-BACKED CERTIFICATES, SERIES 2003-SD3
BSABS 2004-SD2	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BEAR STEARNS ASSET BACKED SECURITIES TRUST, ASSET-BACKED CERTIFICATES, SERIES 2004-SD2
BSARM 2002-11	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., FKA BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE FOR THE BEAR STEARNS ARM TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2002-11
BSARM 2003-1	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., FKA BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE FOR THE BEAR STEARNS ARM TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2003-1
BSARM 2003-3	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., FKA BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE FOR THE BEAR STEARNS ARM TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2003-3

BALTA 2005-7 *	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7
BALTA 2005-9	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9
BALTA 2006-1	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1
BALTA 2006-2	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2
SAMI 2003-AR1	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-AR1
SAMI 2003-AR4	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-AR4
SAMI 2004-AR2	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR2
SAMI 2004-AR3	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR3

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 Dominguez	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

Felicia Manas	Assistant Secretary	Custodian of Records	Loan Modification Agreements, Affidavits, Intake Sheets, Tax Information, Certificate of Residence, Loan Agreement Disclosure,	03/03/15
Florika Baldwin	Assistant Secretary	Closing Coordinator	REO Property Sales Contract, (Document) HUD or Similar Form (Document)	07/17/12
Frances Butler	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	09/11/14
Francine Miller	Assistant Secretary	n/a	Foreclosure Documents, Bankruptcy Documents, Proofs of Claim, Reaffirmation Agreements, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	10/23/14
Frank Rosas	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 Agreements	10/29/15
Frederick Turner	Document Execution Specialist	Assistant Secretary	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any similar (Document)	10/31/14
Gabe Hall	Assistant Secretary	n/a	Loan Modification Agreements, Affidavits, Intake Sheets, Tax Information, Certificate of Residence, Loan Agreement Disclosures, MERS Documents, GNMA Documents, HUD Subordinate Documents	08/13/15
Gabriel Gurrola	Assistant Secretary	n/a	Lien Releases, Endorsements, Allonges, Affidavits, Assignments, Transfer Documents, Certifications, GNMA Documents, MERS Documents, Acknowledgments, Instruments of Conveyance, any other similar (Documents)	09/11/14
Gabriel Montoya	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
Garrett Browne	Assistant Secretary	n/a	Affidavits, Declarations	04/16/12
Gary Crockett	Assistant Secretary	Foreclosure Specialist	Foreclosure Documents, Foreclosure Deeds, Bankruptcy Documents (Affidavits, Proofs of Claim, Reaffirmation Agreements)	03/13/13
Gary Davenport	Vice President	n/a	Affidavits, Settlement Agreements for negotiations of short sales or sale of REO properties, Release Documents, Assignment of Mortgage, Modifications, Certifications	09/19/13
Genn Lopez	Assistant Secretary	n/a	Affidavits	11/18/10
George Hammond	Assistant Secretary	n/a	Foreclosure Documents, Assignments, Affidavits, Deeds, Instruments of Conveyance, any other similar (Document)	07/14/15
Gloria A. DeAgrosa-Price	Assistant Secretary	Closing Manager- Retail-Curative	REO Property Sales Contract, (Document) HUD or Similar Form (Document), Deeds, instruments of conveyance, other similar (Document), Eviction Documents	07/17/12
Graham Malin	Loan Administration Manager	n/a	Assumption Agreement	01/15/14
Grant LaClave	Default Case Specialist	n/a	Affidavit in Lieu of Witness	05/08/14
Grant Wooldridge	Assistant Secretary	n/a	FL-Affidavit of Continuous Marriage	09/26/14
Greg Fisher	Assistant Secretary	n/a	Lost Note Affidavit, HUD Lost Subordinate Note	02/20/15