Davidson County DEEDWARR
Recvd: 05/30/14 13:17 6 pgs
Fees:33.00 Taxes:255.30
20140530-0046628

Prepared By:
George R. Arrants, Jr., Attorney at Law
800 S. Gay Street, Ste 2500
Knoxville, TN 37929

RETURN TO:
STEWART LENDER SERVICES
9700 BISSONNET ST
HOUSTON, TX 77036

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that **ANNE L. BASKETTE, SURVIVING SPOUSE**, hereinafter called grantor, for $ 69,000 and the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,** 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067, hereinafter called grantee, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the County of DAVIDSON, State of Tennessee, described as follows:

BEING LOT NO. 4 OF BLOCK "L" ON THE MAP OF BROADMOOR, SECTION II, AS OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT/MAP REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

PROPERTY ADDRESS: 4607 GRINSTEAD PL, NASHVILLE, TN 37216

PARCEL NUMBER: 61-7-5.00

BEING THE SAME PROPERTY CONVEYED TO RONDALE L. BASKETTE AND WIFE, ANNA L. BASKETTE FROM TERRY L. MCDOWELL AND WIFE, DONA RENEE MCCORMICK MCDOWELL BY DEED DATED NOVEMBER 10, 1992, AND RECORDED NOVEMBER 18, 1992, IN BOOK 8789, PAGE 695, AMONG THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not affect a merger of the fee ownership and the lien of the deed of trust described below. The fee and lien shall hereafter remain separate and distinct.

By acceptance and recording of this deed, grantee covenants and agrees that it shall forever forebear taking any action whatsoever to collect against grantor on the obligations which are secured by the deed of trust (referred to herein as "mortgage") described below, other than by foreclosure of that deed of trust; and, that in any proceeding to foreclose that deed of trust, grantee shall not seek, obtain or permit a deficiency judgment against grantors, their heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

The true and actual consideration for this transfer consists of $69,000.00 and grantee's waiver of its right to bring an action against grantor based on the promissory note secured by the deed of trust hereinafter described and agreement not to name the grantor as a party to a foreclosure action as stated above with respect to that certain deed of trust signed on 11/15/2010, by grantor in favor of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. recorded as Instrument No. 20110203-0009736 in real property records of DAVIDSON County, Tennessee on 2/3/2011. Said deed of trust was assigned to Champion Mortgage Company by an assignment recorded on 8/16/2012 in Instrument No. 20120816-0073229.

In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular and all grammatical changes shall be implied to make the previsions hereof apply equally to corporations and to individuals. SEE ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT "A", and incorporated herein for purposes of consideration by this reference.

IN WITNESS WHEREOF, the grantor has executed this instrument this 21ST day of MAY, 2014

Anne L Baskette

ANNE L. BASKETTE

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVID)

Personally appeared before me THOMAS D. LARS, a Notary Public in and for said County and State, the within named, **ANNE L. BASKETTE,** with whom I personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DAVIDSON CO., TENNESSEE, 21, this day of MAY, 2014

Notary Public
My Commission Expired: MAY 8, 2017

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 8, 2017

STATE OF TENNESSEE)
) SS.
COUNTY OF Davidson)

I, or we, hereby swear and affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 69,000.00 which amount is equal or greater than the amount which the property was transferred would command at a fair and voluntary sale.

Anne S. Lastelle
Affiant

Affiant

Subscribed and sworn to me this 21 day of May, 2014.

Notary Public
My Commission Expires: May 8, 2017

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 8, 2017

MAIL TAX STATEMENTS TO:
NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE COMPANY
350 HIGHLAND DRIVE
LEWISVILLE TX 75067

GRANTEE NAME:
NATIONSTAR MORTGAGE LLC
NATIONSTAR MORTGAGE LLC
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067

EXHIBIT "A" ESTOPPEL
AFFIDAVIT

STATE OF TENNESSEE)
) SS.
COUNTY OF Davidson)

ANNE L. BASKETTE, SURVIVING SPOUSE, being first duly sworn, depose and say: That she/he/they are/is the identical party(ies) who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY** dated the 21 day of May, 20 12, conveying the following described property, to-wit:

BEING LOT NO. 4 OF BLOCK "L" ON THE MAP OF BROADMOOR, SECTION II, AS OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

PROPERTY ADDRESS: 4607 GRINSTEAD PL, NASHVILLE, TN 37216

PARCEL NUMBER: 61-7-5.00

BEING THE SAME PROPERTY CONVEYED TO RONDALE L. BASKETTE AND WIFE, ANNA L. BASKETTE FROM TERRY L. MCDOWELL AND WIFE, DONA RENEE MCCORMICK MCDOWELL BY DEED DATED NOVEMBER 10, 1992, AND RECORDED NOVEMBER 18, 1992, IN BOOK 8789, PAGE 695, AMONG THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY;

That in the execution and delivery of said deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That aforesaid deed was not given as a preference against any other creditors of the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY who have an interest, either directly or indirectly, in said premises; that these deponents are solvent and have no other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed.

That the consideration for said deed was and is payment to affiant of the sum of $69,000.00 by NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY and NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY agreement to forbear taking any action against affiants to collect on the obligations secured by the deed of trust described below, other than by foreclosure of that deed of trust and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action. The deed of trust referred to herein was executed by the undersigned to METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., dated 11/15/2010 and recorded in Instrument No. 20110203-0009736, on 2/3/2011, DAVIDSON County, State of Tennessee. Said deed of trust was assigned to Champion Mortgage Company by an assignment recorded on 8/16/2012 as Instrument No. 20120816-0073229 in the Davidson County

Register's Office. At the time of making said deed in lieu of foreclosure affiant believed and now believes that the aforesaid consideration therefore represents the fair value of the property so deeded, or more.

This affidavit is made for the protection and benefit of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

That affiant, and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

I/WE (THE BORROWERS) UNDERSTAND THAT I/WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. I/WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

IN WITNESS WHEREOF, the Affiants have executed this instrument this 21 day of May, 2014

Anne L. Baskette

ANNE L. BASKETTE

STATE OF TENNESSEE)
) SS.
COUNTY OF Davidson)

Personally appeared before me, Thomas D. Larson, a Notary Public in and for said County and State, the within named, **ANNE L. BASKETTE**, with whom I personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Co., Tennessee, this day of May 21, 2014

Thomas D. Larson

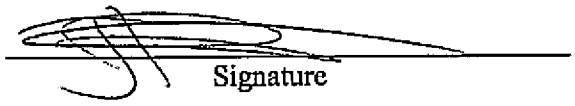
Notary Public
My Commission Expired: May 8, 2017

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
May 8, 2017

True Copy Certification

I, JOANNE BUI, do hereby make oath that I am a ~~licensed attorney~~ and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

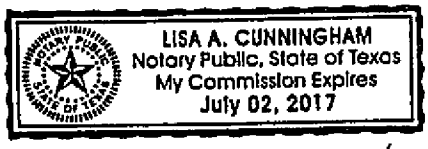


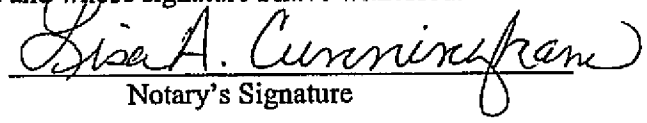
Signature

State of TEXAS

County of HARRIS

Personally appeared before me, LISA CUNNINGHAM [~~Name of Notary~~], a notary public for this county and state, JOANNE BUI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.





Notary's Signature

My Commission Expires: 07/02/2017

Notary' Seal (if on paper)