BILL GARRETT, Davidson County
Trans:T20140055221 DEEDWARR
Recvd: 07/30/14 11:53 12 pgs
Fees:63.00 Taxes:563.51
20140730-0067901

Commitment Number: 3260344-DIL04728

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

Name And Address For Person(s) Responsible For Taxes: (New Owner)
Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust
500 Delaware Avenue 11th Floor, Wilmington DE 19801.

After Recording Mail/Return To:
ServiceLink, A Black Knight Financial Services Company
6200 Tennyson Pkwy Suite 110
Plano, TX 75024
(469) 467-7515 (office)
UPB- $159,301.23

DEED IN LIEU OF FORECLOSURE

KNOWN ALL MEN BY THESE PRESENTS, that **Debra McKnight**, an unmarried person, hereinafter called grantor, for $1.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust**, whose tax mailing address is **500 Delaware Avenue 11th Floor, Wilmington DE 19801**, 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 **Davidson County**, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Property Address: 813 Lemont Drive Nashville, TN 37216

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.

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.
See Exhibit "B" attached hereto for Estoppel Affidavit
The transfer of the Property to Grantee is voluntary and free of coercion and duress. This Deed in Lieu of Foreclosure relates to real property secured by the following mortgage or deed of trust:

SEE EXHIBIT "C" ATTACHED HERETO FOR DESCRIPTION OF MORTGAGE OR DEED OF TRUST

Grantor represents, warrants, covenants, and agrees as follows:

(i) the execution, delivery, and recordation of the Deed is intended to and shall effect an absolute conveyance and transfer of the Property and shall not constitute a mortgage, trust conveyance, or security interest of any kind therein;
(ii) it is the intention of Grantor to convey, and by the Deed, Grantor has conveyed to Grantee therein, all of Grantor's right, title, and interest absolutely in and to the Property;
(iii) Possession of the Property is intended to and will be surrendered to Grantee concurrent with the conveyance of title to Grantee;
(iv) Grantor shall have no right, title, lien, or claim, now or hereafter, on or against the Property or Grantee, all other rights, titles, liens, and claims of Grantor, by agreement, at law, or in equity being hereby expressly waived; and to the extent that any court shall seek to find any right, title, lien, or claim in favor of Grantor, Grantor agrees that such right, title, lien, or claim shall be limited to a right to damages and not to any lien or claim on the Property.

No Merger. Grantor agrees and acknowledges that its entry into this Deed in Lieu of Foreclosure and any other documents contemplated hereby shall not result in a merger of Assignee's interest under the Deed of Trust with Grantee's interest under the Deed in Lieu of Foreclsoure. The terms, covenants, representations, and warranties of this Agreement shall not merge into the Deed but shall survive the close of the transaction contemplated hereby.

In construction this deed and where the context so requires, the singular included the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Representations and Warranties. Grantor represents, warrants, and acknowledges that:

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(a) it is in default of its obligations under the Loan and the Note and that the unpaid principal balance thereof together with interest thereupon is immediately due and payable to **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust** without offset, defense, or counterclaim;

(b) the Note and the Deed of Trust or Mortgage are valid and binding agreements enforceable in accordance with their terms;

(c) Grantor is entering into this Release by Debtor freely and voluntarily, and free from any coercion or duress, having received the advice of both real estate and bankruptcy legal counsel.

Advice of Counsel. Grantor hereby agrees, represents, and warrants that it has had advice of competent counsel of its own choosing in negotiations for and the preparation of this Deed, or that Grantor has voluntarily forgone the advice of counsel, that Grantor has read this Deed or has had the same read to it by its counsel, that it has had this Deed has been fully explained by such counsel, and that it is fully aware of its contents and legal effect, even if Grantor did not voluntarily choose, of its own free will, to retain counsel.

RIGHT TO FORECLOSE

TRANSFEROR AGREES AND ACKNOWLEDGES THAT NOTHING CONTAINED HEREIN SHALL AFFECT, AND TRANSFEREE HEREBY EXPRESSLY RESERVES, THE RIGHT TO FORECLOSE THE "MORTGAGE", "DEED TO SECURE DEBT" OR "DEED OF TRUST" BY JUDICIAL OR, TO THE EXTENT PERMITTED BY APPLICABLE LAW, NONJUDICIAL FORECLOSURE AND, IN CONNECTION WITH ANY SUCH FORECLOSURE, TRANSFEROR AND/OR GUARANTOR MAY, IN TRANSFEREE'S SOLE DISCRETION, BE NAMED AS A PARTY DEFENDANT, AND TO THE EXTENT PERMITTED BY APPLICABLE LAW, TRANSFEROR SHALL AGREE TO ANY CONSENT TO JUDGMENT (OR SIMILAR PROCESS) AVAILABLE TO TRANSFEREE, AND TRANSFEREE WILL BE PERMITTED TO SEEK, OBTAIN, AND SATISFY A JUDGMENT IN ANY SUCH FORECLOSURE PROCEEDINGS, PROVIDED, HOWEVER, THAT TRANSFEROR AND GUARANTOR SHALL NOT BE PERSONALLY LIABLE FOR SATISFACTION OF SUCH JUDGMENT. IF TRANSFEREE PURSUES ITS RIGHTS UNDER THIS SECTION, IT MAY DETRIMENTALLY AFFECT TRANSFEROR'S CREDIT RATING.

WITNESS the hand of said Grantor this 20th day of June, 2014.

Debra McKnight

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 20, 2014 by **Debra McKnight** who is personally known to me or has produced Driver License as identification, 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

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES
MARCH 1, 2016

Maximum principal indebtedness for Tennessee recording tax purposes is $152,301.23.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $152,301.23 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20th day of June, 2014.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Seal)

Affiant

Debra F. McKnight

Print Name

Notary Public

My commission expires:

MY COMMISSION EXPIRES
MARCH 1, 2016

Jana D. Drury

Print Name

EXHIBIT A (LEGAL DESCRIPTION)

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows: LAND in Davidson County, Tennessee, BEING Lot No. 49 on the Plan of Gra-Mar Acres, Section V, as of record in Book 2330, page 19, (erroroneously referred to as Book 2230 in Deed Book 2446, page 485, R.O.D.C., TN) Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot. SAID Lot No. 49 fronts 145 feet on the northerly side of Lemont Drive and runs back 276.7 feet on the east line and 277.1 feet on the west line, to a dead line, measuring 145 feet. Being the same property as conveyed from Rose M. Blankenship, unmarried, to Debra McKnight, as described in a Warranty Deed, Dated 04/28/2006 and Recorded 05/02/2006 at Deed Book 20060502, page 50502, in the DAVIDSON County Records. Tax ID: 05114003300

COMMONLY known as: **813 Lemont Drive Nashville, TN 37216**
Assessor's Parcel Number: **05114003300**

EXHIBIT "B"

ESTOPPEL AFFIDAVIT

STATE OF TN
COUNTY OF Davidson

Debra McKnight, being first duly sworn, depose and say: That he/she/they are the identical party or parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust**, conveying the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust**, 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 **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust**, therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust**;

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 creditor or 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 **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1**

Trust, who have interest, either directly or indirectly, in said premises; that these deponents are solvent and have not 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 affiants of the sum of $1.00 by **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust**, agreement to forebear taking any action against affiants to collect on the obligations secured by the mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action. The mortgage referred to herein as described as follows:

SEE EXHIBIT "C" ATTACHED HERETO FOR DESCRIPTION OF MORTGAGE OR DEED OF TRUST

At the time of making said deed in lieu of foreclosure affiants believed and now believe 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 **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

I understand and agree that I have waived or released any and all claims, known or unknown, that I have or might have against the Grantee and/or Rushmore Loan Management; and/or Servicelink, and/or their accountants, agents, attorneys, directors, employees, managers, members, officers, servants, and/or shareholders.

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

Dated: June 20, 2014

Debra McKnight

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 20, 2014 by **Debra McKnight** who is personally known to me or has produced Driver License as identification, 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.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES
MARCH 1, 2016

EXHIBIT A (LEGAL DESCRIPTION)

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows: LAND in Davidson County, Tennessee, BEING Lot No. 49 on the Plan of Gra-Mar Acres, Section V, as of record in Book 2330, page 19, (erroroneously referred to as Book 2230 in Deed Book 2446, page 485, R.O.D.C., TN) Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot. SAID Lot No. 49 fronts 145 feet on the northerly side of Lemont Drive and runs back 276.7 feet on the east line and 277.1 feet on the west line, to a dead line, measuring 145 feet. Being the same property as conveyed from Rose M. Blankenship, unmarried, to Debra McKnight, as described in a Warranty Deed, Dated 04/28/2006 and Recorded 05/02/2006 at Deed Book 20060502, page 50502, in the DAVIDSON County Records. Tax ID: 051 14 0 033.00

COMMONLY known as: **813 Lemont Drive Nashville, TN 37216**
Assessor's Parcel Number: 051 14 0 033.00

dm

GRANTOR(S) AFFIDAVIT

State of Tennessee }
County of Davidson }

Debra McKnight, named in the attached deed, being first duly sworn upon oath, each for himself or herself and not one for the other, deposes and says:

That he or she has read the attached deed and knows the contents thereof, and that every statement contained in the terms, warranties and covenants therein set forth is true of his or her own knowledge.

Debra McKnight

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 20, 2014 by **Debra McKnight** who is personally known to me or has produced Driver license as identification, 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.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES
MARCH 1, 2016

EXHIBIT C
(DESCRIPTION OF MORTGAGE(S) OR DEED(S) OF TRUST)

Deed of Trust Dated 09/05/2008, Recorded 09/12/2008 in the office of the Recorder of DAVIDSON County, Tennessee, in Book 20080912 Page 0093463, executed by Debra McKnight to Mers, Inc., as Nominee for SurePoint Lending abn First Residential Mortgage Network, Inc., which states that it secured a debt in the principal sum of $152,453.00. Appointment of Successor Trustee, Everett L. Hickson, Jr., recorded at Book 20091112, page 0104207, on 11/12/2009 in the Davidson County records. Transfer and Assignment of Deed of Trust to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, L. P. at Book 20110215, Page 0012831, recorded 02/15/2011 in the Davidson County records. Appointment of Successor Trustee, Rubin Lublin Suarez Serrano TN LLC, recorded at Book 20110215, page 0012832, on 02/15/2011 in the Davidson County records. Corporation Assignment of Deed of Trust from Bank of America, N. A., successor by merger to BAC Home Loans Servicing, L. P. f/k/a Countrywide Home Loans Servicing, L. P. to Secretary of housing and Urban Development recorded at Book 20130812, page 0084217, recorded 08/12/2013 in the Davidson County records. Corporation Assignment of Deed of Trust to RBS Financial Products, Inc., recorded 08/23/2013 at Book 20130823, page 89283 in the Davidson County records. Corporation Assignment of Deed of Trust to Christiana Trust, a division of Wilimngton Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust recorded 02/03/2014 at Book 20140203, page 0009484, in the Davidson County records. Trustee: Mark A. Rosser, Esq..