Davidson County DEEDWARR
Recvd: 12/10/14 09:56 5 pgs
Fees:28.00 Taxes:517.63
20141210-0112975

RECORD AND REQUESTED BY:
Vantage Point Title, Inc.
28100 US Highway 19 North, Suite 200
Clearwater, FL 33761
File No. D-TN138462

Amount Still Owing: $139,899.56
Consideration Amount: $10.00

This document prepared by:

Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.: 176 00 0 001.00

DEED IN LIEU OF FORECLOSURE

This deed is subject to the terms of an Estoppel Affidavit recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 1st day of December, 2014.

THIS INDENTURE made and entered into on this 1st day of December, 2014, by and between **Wilma E. Haley, unmarried**, of 611 Sunshine Circle, Smyrna, TN 37167 hereinafter referred to as Grantor(s) and **CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST**, c/o Fay Servicing, LLC, 440 S. LaSalle Street, Suite 2000, Chicago, IL 60605, hereinafter referred to as Grantee(s).

Witnesseth, That consideration for this Deed is the release of liability owed by Grantor under the terms of the Promissory Note dated July 30, 2004 executed by Grantor in favor of Mortgage Electronic Registration Systems, Inc. as nominee for The CIT Group/Consumer Finance, Inc, and subsequently assigned to Grantee, to secure against the Property by Mortgage and to avoid foreclosure, and fees and costs associated with foreclosure. Grantor does hereby grant, bargain and sell, release and confirm unto the said Grantee(s), their heirs and assigns all that certain land more fully described on the attached Exhibit "A":

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Being all of the same premises conveyed to Sidney E. Haley and wife, Wilma E. Haley by virtue of a Warranty Deed dated December 22, 1969 from Angelo J. Petrone and wife, Blanche L. Petrone and recorded December 22, 1969 among the Land Records of Davidson County, Tennessee at Book 4389, Page 162.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Subject to that certain Mortgage/Deed of Trust from Wilma E. Haley, unmarred (borrower) dated 7/30/2004 and filed on 8/5/2004 as Instrument No. 20040806-0094818, of the official property records of Davidson County, Tennessee in the amount of $153,000.00 and in favor of Mortgage Electronic Registration Systems, Inc. as nominee for The CIT Group/Consumer Finance, Inc (Lender). Said Mortgage/Deed of Trust was assigned to Citibank, N.A. as Trustee for CMLTI Asset Trust by Assignment recorded as Instrument No. 20131004-0104707.

The parties to this agreement specifically intend that this conveyance shall not constitute a merger of the interest of Lender under the mortgage/deed of trust with the fee title conveyed to the lender. It is the intention of the parties that the property shall remain subject to the liens of the mortgage/deed of trust as well as any other security interests in other collateral that lender holds or may hold. The loan documents shall be and remain at all times valid and continuous liens on the property and other collateral subject only to lender's written and recorded releases as lender may, in its sole discretion, subsequently execute.

This deed is an absolute conveyance, the grantor(s) having sold said land to the grantee(s) for a fair and adequate consideration. Grantor(s) declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between grantor(s) and grantee(s) with respect to said land.

Assessor's parcel No. 176 00 0 001.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 1st day of Dec., 2014.

Wilma E Haley

Wilma E. Haley

STATE OF TN
COUNTY OF Rutherford

On this 1st day of December, 2014, before me personally appeared Wilma E. Haley, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at offices, the 1st day of December, 2014

Dotty Harper
Notary Public
My Commission expires: 10-18-15

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Margaret C. Daun

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 139,899.52, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 1st day of December 2014 by Nelma E. Haley.

Notary Public
Commission Expires 10-18-15

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

Citibank, N.A., as trustee for CMLTI Asset Trust
c/o Fay Servicing, LLC, 440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

Name and address of property owner:

Citibank, N.A., as trustee for CMLTI Asset Trust
c/o Fay Servicing, LLC, 440 S. LaSalle Street, Suite 2000
Chicago, IL 60605

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being land located in the 2nd Civil District of Davidson County,

Tennessee and being described as follows:

Beginning at a point in the northerly margin of Maxwell Road, said point being 346 feet east of the southeast corner of Lot No. 7, as shown on the Plan of Stewart's Subdivision, unrecorded; thence north 1° 26' east 341 feet to a point; thence south 87° 25' east 115.3 feet to a point; thence south 8° 24' east 209.3 feet to a point; thence south 2° 19' west 138.6 feet to a point in the northerly margin of Maxwell Road; said point being on a curve having a radius of 1407.4 feet; thence northwestwardly with the northerly margin of Maxwell Road and with said curve, 72.8 feet to P.C. of said curve; said P.C. being stationed 33 + 99.73 as shown on the Davidson County Highway Plans of Maxwell Road; thence north 85° 01' West 77.2 feet to the point of beginning, containing 1.11 acres more or less.

Being the same property conveyed to Sidney E. Haley (deceased) and wife, Wilma E. Haley by Warranty Deed from Angelo J. Petrone and wife, Blanche L. Petrone dated 12/02/1969 and recorded 12/22/1969 in Book 4389, page 162, Register's Office for Davidson County, Tennessee.

Commonly known as: 4160 Maxwell Road, Antioch TN 37013

Tax ID: 176 00 0 001.00

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: September 9, 2015

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # EE 123532
EXPIRES: September 9, 2015
Bonded Thru Notary Public Underwriters