Bill Garrett Davidson County
Batch# 16053 DEEDWARR
10/20/2017 10:20:27 AM 7 pgs
Fees: $38.00 Taxes: $473.60
20171020-0107550

This instrument prepared by:
Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Reference No. 7145791385
Order No. 11008963

DEED IN LIEU OF FORECLOSURE

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Deutsche Bank National Trust Company 1761 East Saint Andrew Place Santa Ana, California 92705	Deutsche Bank National Trust Company 1761 East Saint Andrew Place Santa Ana, California 92705	Map/Parcel: 149 05 0 118.00

KNOWN ALL MEN BY THESE PRESENTS, that **Stella Steele, surviving spouse of Walter Steele**, whose address is 4700 Humber Drive, Apartment A10, Nashville, Tennessee 37211, Phone No.: (615) 364-7181, hereinafter called grantor, for ONE HUNDRED TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS ($128,000.00), and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W4, under the Pooling and Servicing Agreement dated March 1, 2004,** whose address is 1761 East Saint Andrew Place, Santa Ana, California 92705 Phone No.: (714) 247-6000, 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 Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This being the identical property conveyed to the GRANTOR herein by Deed from Stella Steele dated November 24, 2003, recorded December 15, 2003 and filed in Instrument No. 20031215-0178972.

This Instrument filed for record by First American Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon title.

COMMONLY known as: 4728 Volunteer Drive, Antioch, Tennessee 37013

Assessor's Parcel Number: 149 05 0 118.00

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 effect a merger of the fee ownership and the lien of the mortgage 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 mortgage/deed of trust (referred to herein as "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceedings to foreclosure that mortgage, 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 even 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 grantee's waiver of its right to bring an action against Grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the grantor as a party to a foreclosure action stated above with respect to that certain Deed of Trust bearing the date of November 24, 2003, by grantor in favor of **Argent Mortgage Company, LLC,** and recorded as Instrument No. 20031215-0178973 real property records of Davidson County, Tennessee on the December 15, 2003; and according to public record the beneficial interest of the Deed of Trust was assigned to **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W4, under the Pooling and Servicing Agreement dated March 1, 2004,** by assignment recorded February 19, 2009, as Instrument No. 20090219-0014109.

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.

Witness our hand this 28 day of August, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stella Steele

Stella Steele

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Sharon J. Buhlig, a Notary Public in and for said County and State, **Stella Steele** the within named bargainor, individual(s), with whom I am 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.

Given under my hand and official seal of office at Nashville, TN this 28 day of August A.D., 2017.

NOTARY STAMP/SEAL

SHARON J. BUHLIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES AUGUST 4, 2020

Sharon J. Buhlig
NOTARY PUBLIC

Notary Commission Expires: 8/4/2020

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $128,000.

Subscribed and sworn to before me this the 28 day of August, 2017.

(Affix Seal)

Stella Steele
Affiant

Sharon J. Buhlig
Notary Public

My Commission Expires: 08/04/2020

SHARON J. BUHLIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES AUGUST 4, 2020

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, IN THE STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT 136, SECTION TWO, TERRAGON TRAILS, OF RECORD IN BOOK 5050, PAGE 9, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 5084, PAGE 842, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO UTILITY AND DRAINAGE EASEMENT AND MINIMUM BUILDING SETBACK LINE OF RECORD IN BOOK 5050, PAGE 9, SAID REGISTER'S OFFICE.

EXHIBIT "B"

ESTOPPEL AFFIDAVIT

STATE OF Tennessee
COUNTY OF Davidson

Stella Steele, surviving spouse of Walter Steele, being first duly sworn, depose and say: "That they are the identical parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W4, under the Pooling and Servicing Agreement dated March 1, 2004,** dated the 28th day of August, 2017, conveying the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Parcel ID # 149 05 0 118.00

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W4, under the Pooling and Servicing Agreement dated March 1, 2004,** 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 **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W4, under the Pooling and Servicing Agreement dated March 1, 2004,** therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W4, under the Pooling and Servicing Agreement dated March 1, 2004;**

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 **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W4, under the Pooling and Servicing Agreement dated March 1, 2004,** 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 ONE HUNDRED TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS ($128,000.00), by **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W4, under the Pooling and Servicing Agreement dated March 1, 2004,** and **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W4, under the Pooling and Servicing Agreement dated March 1, 2004,** 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, document dated by the undersigned to **Argent Mortgage Company, LLC,** bearing the date of November 24, 2003, and recorded as Instrument No. 20031215-0178973; and according to public record the beneficial interest of the Deed of Trust was assigned to **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W4, under the Pooling and Servicing Agreement dated March 1, 2004,** by assignment recorded February 19, 2009, as Instrument No. 20090219-0014109, real property records of Davidson County, Tennessee. 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 **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W4, under the Pooling and Servicing Agreement dated March 1, 2004,** its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

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.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Stella Steele
Stella Steele

Stella Steele
Unofficial Witness Signature

Starla Steele
Unofficial Witness Printed Name

Sharon J. Buhlig
Notary Public

Sharon J. Buhlig
Printed Name of Notary Public
My Commission Expires: 08/04/2020

Date: 8/28/2017

Prepared By:
Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

NOTARY STAMP/SEAL

