Prepared By:
After recording, please return to: Antonia Okonkwo, Esq., The Callins Law Firm, LLC, 101 Marietta Street, Suite 1030, Atlanta, Georgia 30303

(Above space reserved for Recorder of Deeds)

BILL GARRETT, Davidson County
Trans:T20120028989 DEEDWARR
Recvd: 04/20/12 11:37 4 pgs
Fees:23.00 Taxes:528.16
20120420-0033969

**TENNESSEE DEED IN LIEU OF FORECLOSURE**

Date of this Deed: October 29, 2011

Grantors: Omar Villalba and Virginia Rayo-Urdiera

Grantors' Mailing Address: 3325 Country Way, Antioch, TN 37013

Grantee: IB Property Holdings, LLC

Grantee's Mailing Address: 4425 Ponce De Leon Boulevard, 5th Floor, Coral Gables, Florida 33146 Send tax bills to 4425 Ponce De Leon Boulevard, 5th Floor, Coral Gables, Florida 33146

Consideration: One Hundred Forty Two Thousand Seven Hundred Forty Five Dollars and 82/100 ($142,745.82) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

Property Description (Includes improvements):

**See Attached Exhibit "A"**

**THIS DEED IN LIEU OF FORECLOSURE** is executed this 11th day of November, 2011, by Grantors, OMAR VILLALBA and VIRGINIA RAYO-URDIERA, whose mailing address is shown above, to Grantee, IB PROPERTY HOLDINGS, LLC, a Delaware Limited Liability Company, whose mailing address is shown above.

**WITNESSETH:**

The Grantors do by these presents, do hereby and herein remise, release and quit-claim unto Grantee all of our right, title and interest in and to the real property, including improvements thereto, which legal description is shown above.

This conveyance by Grantors to Grantee, as set forth herein, is being made in lieu of foreclosure by grantee of that certain Deed of Trust from Omar Villalba and Virginia Rayo-Urdiera to Steven G. Waters as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Market Street Mortgage Corporation dated July 21, 2006, and recorded on July 28, 2006 in Instrument No. 20060728-0091762 Davidson County, Tennessee Records, said Deed of Trust having been given to secure a Note in the original principal amount of $147, 250.00, along with interest as shown therein and last assigned to Bayview Loan Servicing, LLC.

This Deed in Lieu of Foreclosure is given by Grantors, and is accepted by Grantee, with the understanding that it is being given in full and complete resolution of Grantors' obligations under the terms of the promissory note and mortgage or deed of trust referenced in the preceding paragraph.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and its successors and assigns forever; so that neither the Grantors, nor their heirs, nor any other person or persons for them or in their names or behalves, shall or will hereafter claim or demand any right, title or interest in or to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the Grantors do hereunto set their hands and seals the day and year first above written.

s/ Omar Villalba
Name

s/ Virginia Rayo
Name

COUNTY OF Davidson)
)
STATE OF TENNESSEE )

On this 10 day of 29, 2011, personally appeared *Omar Villalba IN person and Virginia Rayo-Urdiera, and each acknowledged that they executed the foregoing Deed In Lieu of Foreclosure as their free act and deed.

Subscribed and sworn to before me, a Notary Public, the day and year last above written.

I/we hereby swear or affirm to the best of the affiant's knowledge, belief and information, the actual consideration for this transfer is $142,~~745.82~~

Notary Public

My commission expires: NOV-04-2013

RODOLFO CASTILLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Exhibit "A"

Being Lot No. 88, on the Plan of The Country, Section 3, of record in Plat Book 5200, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantors Omar Villalba and Virginia Rayo-Urdiera by Warranty Deed dated 7/21/06 at Instrument No. 20060728-0091761 in the Register's Office for Davidson County, Tennessee

Parcel Number: 150 07 0 001.00

Address: 3325 Country Way Road, Antioch, Tennessee 37013

STATE OF GEORGIA
COUNTY OF FULTON

The actual consideration or true value, whichever is greater for this transfer is $ 142,745.82 .

Affiant

Subscribed and sworn to before me, this the 17th Day of April 2012

Notary

My commission expires: 1/17/15

