BILL GARRETT, Davidson County
Trans:T20120054180 DEEDWARR
Recvd: 07/24/12 10:13 4 pgs
Fees:23.00 Taxes:581.27
20120724-0064858

Prepared By and 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)

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TENNESSEE DEED IN LIEU OF FORECLOSURE

Date of this Deed: 1/30/12

Grantors: Omar Ignacio Nunez-Perez and Leonides Rodriguez Leyva

Grantors' Mailing Address: 2536 Forest View Drive, Antioch, TN 37013

Grantee: Bayview Loan Servicing, LLC

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

Maximum Principal Indebtedness for Tennessee Recording Tax Purpose is $157,101.22

THIS DEED IN LIEU OF FORECLOSURE is executed this 30th day of January 2012, by Grantors, OMAR IGNACIO NUNEZ-PEREZ and LEONIDES RODRIGUEZ LEYVA, whose mailing address is shown above, to Grantee, BAYVIEW LOAN SERVICING, 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, the following described property to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE,BEING LOT NO. 223 ON THE MAP OF FOREST VIEW PARK SUBDIVISION, SECTION I, AS OF RECORD IN BOOK 3700, PAGE 110, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 223 FRONTS 81.0 FEET ON THE WESTERLY MARGIN OF FIRST VIEW DRIVE AND RUNS BACK BETWEEN LINES MEASURING 204.11 FEET ON THE NORTHERLY LINE AND 191.19 FEET ON THE SOUTHERLY LINE, TO A BROKEN LINE IN THE REAR, MEASURING 83.87 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO OMAR IGNACIO NUNEZ-PEREZ, MARRIED, BY DEED OF RECORD IN INSTRUMENT NO. 200706280077220 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 Ignacio Nunez-Perez and Leonides Rodriguez Leyva to Advantage Title and Escrow as Trustee for the benefit of Banco Poplar North America dated July 8, 2007, and recorded on June 28, 2007 in Instrument No. 20070628-0077221 Davidson County, Tennessee Records, said Deed of Trust having been given to secure a Note in the original principal amount of $160,455.00, 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/ Leonides Leyva. s/ Omar Nunez

Name Name

Leonides Leyva.

COUNTY OF _____)
)
STATE OF TENNESSEE)

On this 30 day of January 2012 personally appeared _____ and Omar Ignacio Nunez Perez and each acknowledged that they executed the foregoing Deed In Lieu of Foreclosure as their free act and deed. leonides Leyva Rodriguez

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

My commission expires: _____

HOLLY TOTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 9, 2014

Notary Public

Property Adress: 2536 Forest View Drive, Antioch, TN 37013
Tax Parcel ID No.: 150-090-053.00

Mail Tax Notices to and Property Owner:

Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd., 5th Floor
Coral Gables, FL 33146

STATE OF GEORGIA
COUNTY OF FULTON

The actual consideration or true value, whichever is greater for this transfer is $157,101.22.

Affiant

Subscribed and sworn to before me, this the 26th Day of June 2012

Notary

TAMMIE L. BROWN
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 12, 2016
COBB COUNTY, GEORGIA