03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $243,200.00

Rochelle Caudill
Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 27th day of January, 2012.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

03-1108-37273

Address of New Owner:	Send Tax Bills to:	Tax Information
Nancy C. Tice	Magna Bank	155-07-0 B 046.00 CO
1705 Yellow Wood Court	P. O. Box 17257	
Nashville TN 37221	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marius Sandu Caprar, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nancy C. Tice, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Poplar Creek Estates, Phase V, Section "B-2" Subdivision (The Highlands of Allens Green), of record in Instrument No. 20030618-0084283, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marius Sandu Caprar by deed from Bank of America, National Association as successor by merger to LaSalle Bank National Association, as trustee under the Pooling and Servicing Agreement dated as of January 1, 2007, GSAMP Trust 2007-H1, dated August 7, 2009, recorded August 20, 2009, in Instrument No. 20090820-0078604, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1705 Yellow Wood Court, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120007781 DEEDWARR
Recvd: 02/01/12 14:01 2 pgs
Fees:13.00 Taxes:899.84
20120201-0009160

WITNESS my hand this 27th day of January, 2012.

Marius Sandu Caprar

Marius Sandu Caprar By: Andreea Rose,
Attorney in Fact

by Andreea Ros
atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Andreea Rose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Marius Sandu Caprar and that she is authorized by Marius Sandu Caprar to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, TN, this 27th day of January, 2012.

Diane K. Mann
Notary Public at Large

My commission expires: 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013