I, Drew Sturniolo, 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.

Davidson County DEEDQC
Recvd: 07/05/12 08:24 5 pgs
Fees:27.00 Taxes:0.00
20120705-0058728

Drew Sturniolo

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Melissa Plagman, a notary public for this county and state, Drew Sturniolo, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Plagman

Notary's Signature

My Commission Expires: 5-19-2015

Notary's Seal:

NOTARIAL SEAL
MELISSA PLAGMAN
Notary Public
CORAOPOLIS BOROUGH, ALLEGHENY COUNTY
My Commission Expires May 19, 2015

After Recording Return to:
OLD REPUBLIC
Attn: DOUG CANNON
530 SOUTH MAIN STREET
AKRON, OH 44311
File No. 01-12068071-01T

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
062 02 0B 155.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 20 day of JUNE, 2012, by and between FLORIN MANTA AND CRISTINA NEGREI, HUSBAND AND WIFE, WHO TOOK TITLE AS UNMARRIED, 4172 LONGFELLOW DRIVE, NASHVILLE, TN 37214 hereinafter referred to as Grantor(s) and FLORIN MANTA AND CRISTINA MANTA, HUSBAND AND WIFE, AS JOINT TENANTS, 4172 LONGFELLOW DRIVE, NASHVILLE, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 4172 LONGFELLOW DRIVE, NASHVILLE, TN 37214
Property Tax ID No.: 062 02 0B 155.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20080107-0001542, Recorded: 01/07/2008

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 062 02 0B 155.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

FLORIN MANTA

CRISTINA NEGREI

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Florin Manta, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 20 day of June, 2012.

Notary Public
Commission expires: July 8, 2013

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF Tn
COUNTY OF Davd

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Cristina Negrei, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 20 day of June, 2012.

Notary Public
Commission expires: July 8, 2013

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

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 is $ 0 .

Affiant

Subscribed and sworn to before me this 20 day of June, 2012

Notary Public
Commission Expires July 8, 2013

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

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

FLORIN MANTA AND CRISTINA NEGREI
4172 LONGFELLOW DRIVE
NASHVILLE, TN 37214

Name and address of property owner:

FLORIN MANTA AND CRISTINA NEGREI
4172 LONGFELLOW DRIVE
NASHVILLE, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 199 ON THE PLAN OF ABBINGTON PARK, PHASE ONE-SECTION FOUR OF RECORD IN INSTRUMENT NO, 20050110-0003256 RECORDED JANUARY 10, 2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

TAX ID NO: 062 02 0B 155.00

PROPERTY COMMONLY KNOWN AS: 4172 LONGFELLOW DRIVE, NASHVILLE, TN 37214