PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20120039866 DEEDWARRSP
Recvd: 05/31/12 10:57 8 pgs
Fees:43.00 Taxes:492.10
20120531-0047155

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
ELDE GUERRIER DELISA GUERRIER	ELDE GUERRIER DELISA GUERRIER 7277 Charlotte Pike, Unit 300 Nashville, TN 37209

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-THREE THOUSAND AND 00/100 Dollars ($133,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-OPX1 (herein, "Grantor"), whose address is 501 NW Grand Blvd, Oklahoma City, OK 73118, hereby sells, transfers and conveys to ELDE GUERRIER and DELISA GUERRIER, husband and wife (herein, "Grantee"), whose address is 7277 Charlotte Pike, Unit 300, Nashville, TN 37209, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 7277 Charlotte Pike, Unit 300, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 23 day of April, 2012.

PIN NO: 114080C09900C0

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-OPX1 By MidFirst Bank as its Attorney in Fact

By: _____
Printed Name: Jane Rhoades
Title: Vice President MidFirst Bank
As Attorney-in-Fact for
US Bank National Association

STATE OF Oklahoma
COUNTY OF Oklahoma

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jane Rhoades, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Vice President of MidFirst Bank as Attorney in Fact for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-OPX1, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 23 day of April, 2012.

[Affix Notary Seal]

DEBROAH WINTERS NOTARY #08004575 EXP. 06/07/13 PUBLIC STATE OF OKLAHOMA

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6.7.13

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Sumner.

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

GRANTEE

Grantee signature: _____
Elde Guerrier

Subscribed and sworn to under oath before me, this 23rd day of May, 2013

[Affix Notary Seal]

MELISSA D ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/23/2013

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HERIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSE, AND IS DESCRIBED AS FOLLOWS:

BEING UNIT 300, LOT 94, ON THE PLAN OF WEST PARK PHASE 3 AS ESTABLISHED BY A MASTER' DEED FOR WEST PARK HOMEOWNER'S ASSOCIATION, INC., OF RECORD AS INSTRUMENT #20040304-0024541, AS AMENDED BY FIRST AMENDMENT AND SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND BY-LAWS FOR WEST PARK HOMEOWNER'S ASSOCIATION, INC., OF RECORD AS INSTRUMENT #20041221-0151636, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO AMENDED IN INSTRUMENT #20060202-0013378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

PARCEL ID : 114080C09900C0

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20110613-0044807 on June 13, 2011.

PIN NO: 114080C09900C0

STREET ADDRESS:

7277 Charlotte Pike, Unit 300, Nashville, TN 37209

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

EXHIBIT B

1. Davidson, TN

Davidson County POA
Recvd: 10/11/07 14:28 1 pgs
Fees:12.00 Taxes:0.00
20071011-0121124

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

U.S. Bank National Association, 209 South LaSalle Street, Suite 300, Chicago, Illinois 60604, hereby constitutes and appoints MidFirst Bank, a federally chartered savings association, having its principle executive offices at 501 NW Grand Blvd, Oklahoma City, Oklahoma ("MidFirst"), as its lawful agent and attorney-in-fact, in its name, place and stead to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements or purchase agreements and no power is granted hereunder to take any action that would be adverse to the interests of the U.S. Bank National Association. This Power of Attorney is being issued in connection with MidFirst's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank National Association as Trustee under the Pooling and Servicing Agreements dated September 29, 2006, October 1, 2006, February 1, 2007 and April 1, 2007. These Loans are comprised of mortgages, deeds of trust, deeds to secure debt and other forms of security instruments (collectively the "Security Instruments") and the promissory notes (the "Notes") secured thereby.

1. Demand, sue for, recover, foreclose, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association relating to the Loans, and to use or take any lawful means for recovery by legal process or otherwise.

2. As U.S. Bank National Association's act and deed, to transact business of any kind regarding the Loans, to obtain any interest in the Loans and/or the property and buildings which are the subject of the Security Instruments (the "Property"), to contract for, purchase, receive, take possession of and obtain evidence of title in and to the Property, and/or to secure payment of the Notes or performance of any related obligation or agreement.

3. Execute bonds, Notes, Security Instruments, modification agreements, and other contracts, agreements and instruments regarding the Loans and/or the Property, including but not limited to the execution of releases, satisfactions and assignments, and the execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association.

4. Endorse, on behalf of U.S. Bank National Association all checks, drafts and/or other negotiable instruments made payable to U.S. Bank National Association.

Witness my hand and seal this 1st day of October, 2007.

U.S. Bank National Association as trustee on behalf of the holders of the Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2006-FX1, 2007-OPX1 and 2007-6 and as trustee on behalf of the holders of the Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2006-H

Witness Damaris Ortiz

By: _____
Karen R. Beard, Vice President

Attest: Sarah M O'connell, Account Administrator

FOR CORPORATE ACKNOWLEDGMENT

STATE OF Massachusetts

COUNTY OF Suffolk

On this 1st day of October, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen R. Beard, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President, of the corporation therein named, and acknowledged to me that such a corporation executed the within instrument pursuant to its bylaws or a resolution of the Board of Directors.

Witness my hand of official seal.

Signature _____
Yan Tang
My Commission expires: 07/11/2014

YAN TANG NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS JULY 11, 2014

Mail To: THIS INSTRUMENT PREPARED BY
WEISS SPICER PLLC
ATTORNEY AT LAW
208 ADAMS AVE.
MEMPHIS, TN 38103-1991

Prepared By And Return To:
MidFirst Bank

_____
_____

AFFIDAVIT REGARDING POWER OF ATTORNEY

I, Jane Rhoades, the Vice President of **MIDFIRST BANK**, of Oklahoma County, State of Oklahoma, do under oath depose and say that I am the Attorney-in-Fact or agent named in a Power of Attorney dated Oct 1, 2007, executed by my principal, **U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-OPX1.**

I do not have actual knowledge of any revocation or of any termination of said Power of Attorney.

Signed under the penalties of perjury this 23 day of April, 2012.

_____
Witness

_____
Witness

MIDFIRST BANK
By: _____
Print name: Jane Rhoades
Title: Vice President of MidFirst Bank
As Attorney-in-Fact for
US Bank National Association

STATE OF Oklahoma

County of Oklahoma

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Jane R Noades, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 999 NW Grand OKC, ~~Tennessee~~ OK on this date of April 23, 2012.

Deborah Winters
Notary Public

My Commission Expires: 6.1.13

DEBROAH WINTERS
NOTARY
09004575
EXP. 06/01/13
PUBLIC
STATE OF OKLAHOMA