7483

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 185,000.00

Affiant

Subscribed and sworn to before me, this 21st day of October, 2013.

Notary Public

My commission expires: 3/3/14

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

BILL GARRETT, Davidson County
Trans:T20130092485 DEEDWARR
Recvd: 10/29/13 10:03 2 pgs
Fees:13.00 Taxes:684.50
20131029-0112151

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RYAN G. PHILLIPP **KRISTIAN D. DENNISON**	CMC Funding Inc.	**114080C09900CO**
7277 CHARLOTTE PIKE #300	804 Green Valley Rd.	
NASHVILLE, TN 37209	Greensboro NC 27408	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

ELDE GUERRIER and DELISA GUERRIER, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN G. PHILLIPP and KRISTIAN D. DENNISON, both unmarried, as joint tenants with right of survivorship.
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE LAND REFERRED TO HEWN 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,. CONDMIONS, 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, REGISTERS 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.

BEING THE SAME PROPERTY CONVEYED TO ELDE GUERRIER AND DELISA GUERRIER, HUSBAND AND WIFE, BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIGICATES, SERIES

2007-OPX1 DATED 04/23/2012 AND RECORDED ON 05/31/2012 IN INSTRUMENT NUMBER 20120531-0047155 IN SAID REGISTER'S OFFICE OF SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED TO 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 SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS DATED 06/07/2011 AND RECORDED ON 06/13/2011 IN VOLUME 20110613-0044807 IN SAID REGISTER'S OFFICE OF SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7277 CHARLOTTE PIKE #300, NASHVILLE, TN 37209.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my/our hand(s) this 21st day of October, 2013.

ELDE GUERRIER

DELISA GUERRIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ELDE GUERRIER and DELISA GUERRIER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2013.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 09-21-2015