RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01088-37255

WARRANTY DEED

BK/PG:1659/1474-1476
17004149

3 PGS : WARRANTY DEED	
TIFFANY EDENFIELD 135568 - 17004149	
05/22/2017 - 08:57 AM	
VALUE	230000.00
MORTGAGE TAX	0.00
TRANSFER TAX	851.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	869.00

STATE of TENNESSEE, ANDERSON COUNTY
TIM SHELTON
REGISTER OF DEEDS

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2017.

Notary Public

My commission expires: March 18, 2019

(AFFIX SEAL)

CHRISTOPHER D. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Erin A. Gier	Churchill Mortgage Corp.	Map 114-08-0-C Parcel 067.00co
7277 Charlotte Pike #261	761 Old Hickory Blvd Ste 400	
Nashville, Tennessee 37209	Brentwood, TN 37027	

Davidson County DEEDWARR
Recvd: 05/22/17 15:06 3 pgs
Fees:17.00 Taxes:0.00
20170522-0050782

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

Kellyn Elizabeth Hickey Guest, married

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

Erin A. Gier, unmarried

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:

Being Unit 64 on the Plan of West Park, Phase 2 as established by Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record in Instrument No. 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 in Instrument No. Davidson County, Tennessee, of record in Instrument No. 20041221-0151636, and further set out on Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kellyn Elizabeth Hickey, a single woman, by Deed from Bonnie D. Taylor and Mary K. Myers, both unmarried, each 1/2 undivided interest along with a life estate in each Grantee for so long as they desire to live in the property, of record in Instrument No. 20130502-0043972, Register's Office for Davidson County, Tennessee. Kellyn Elizabeth Hickey has since married and is now known as Kellyn Elizabeth Hickey Guest.

Michael Guest, spouse of the above named Kellyn Elizabeth Hickey Guest, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel is subject to following: 1) The Plan as set out on Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041221-0151636, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters shown on the Boundary Plats of record in Instrument No. 20040624-0075136 and in Instrument No. 20041112-0136248, Register's Office for Davidson County, Tennessee. 3) Grant of Overhange Easement for electric power lines of record in Book 6301, Page 684, Register's Office for Davidson County, Tennessee. 4) Storm Water Detention Agreement of record in Instrument No. 20030530-0073233, Register's Office for Davidson County, Tennessee. 5) Conveyance of common area to West Park Homeowners Association, Inc. in Instrument No. 20120731-0067330, said Register's Office. 6) Declaration of Covenants, Conditions, Restrictions and By-Laws of West Park Homeowners' Association, Inc., of record in Instrument No. 20040304-0024541 and Amendment and Supplement for Phase 2 of record in Instrument No. 20041221-0151636 and as further amended in Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee. 7) Current year taxes prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **7277 Charlotte Pike #261, Nashville, Tennessee 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 that we are lawfully seized 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; 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 **18th** day of **May, 2017.**

Kellyn Elizabeth Hickey Guest

Michael Guest

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kellyn Elizabeth Hickey Guest and Michael Guest,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **May, 2017.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or 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.

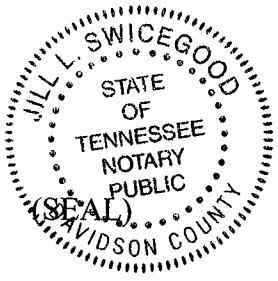
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018