WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-FSBO-13-320

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin E. Castillo	**Same as New Owner**	
(NAME)	(NAME)	**133-15-A-61.00 CO**
333 Dunaille Ctr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **ANDREW M. POSTON, TRUSTEE OF THE TESTAMENTARY TRUST UNDER THE LAST WILL AND TESTAMENT OF EVELYN S. POSTON, CASE NO. 10P468 IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN E. CASTILLO, A MARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

UNIT K-3, OF PAGODA CONDOMINIUMS, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED IN TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 6111, PAGE 22, 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 EXHIBIT A-1 OF THE MASTER DEED. REFERENCE IS HEREBY MADE FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO ANDREW M. POSTON, TRUSTEE BY SPECIAL WARRANTY DEED FROM NATIONSTAR MORTGAGE LLC F/K/A CENTEX HOME EQUITY COMPANY, LLC, RECORDED ON THE 26TH DAY OF JULY, 2010 IN INSTRUMENT NO. 20100726-0058584, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID ANDREW M. POSTON CERTIFIES THAT HE RECEIVED TITLE UNDER SAID SPECIAL WARRANTY DEED FROM NATIONSTAR MORTGAGE, LLC F/K/A CENTEX HOME EQUITY COMPANY, LLC AS TRUSTEE OF THE SAME TRUST BY WHICH HE CONVEYS SAID PROPERTY HEREIN, SAID TRUST BEING THE TESTAMENTARY TRUST UNDER THE LAST WILL AND TESTAMENT OF EVELYN S. POSTON OF RECORD AS CASE NO. 10P468 IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY TENNESSEE PROBATE DIVISION.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; CHARTER OF THE HOA OF RECORD IN BOOK 6110, PAGE 98; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 6111, PAGE 22, BOOK 9445, PAGE 492 AND BOOK 10458, PAGE 936; EASEMENT OF RECORD IN BOOK 6548, PAGE 125 AND BOOK 8870, PAGE 923 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20130026508 DEEDWARR
Recvd: 04/02/13 11:32 2 pgs
Fees:13.00 Taxes:86.95

20130402-0032317

This is
( ) unimproved
(X) improved
property known as **320 Welch Road K-3 Nashville, Tennessee 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of March, 2013.

Andrew M Poston, TR

Andrew Poston, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of March, 2013, before me personally appeared Andrew M. Poston, Trustee of The Testamentary Trust Under the Last Will and Testament of Evelyn S. Poston, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 28th day of March, 2013.

C. Loy Carney

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212