Karen Y Johnson Davidson County
Batch# 152767 DEEDWARR
10/19/2018 12:57:41 PM 3 pgs
Fees: $18.00 Taxes: $2,921.15
20181019-0103943

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $789,500.00

Affiant

Subscribed and sworn to before me, this 16th day of October, 2018.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryan Castro	United Wholesale Mortgage	104-02-4E-001.00
119 A 30th Avenue	PO Box 202028	
Nashville, TN 37212	Florence, SC 29502-2028	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Six Sisters Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bryan Castro a single man and Julee Castro a single woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of Townhomes at 119 30th Avenue South, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 119 30th Avenue South, a Horizontal Property Regime of record in Instrument Number 20140620-0054037 and as amended in Instrument No. 20151230-0131007, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to HoneyBee Partners, LLC, a Tennessee limited liability company, by Warranty Deed from David Afshartous, a married man, dated June 16, 2014 of record as Instrument No. 20140619-0053521, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Franklin Mercer, LLC, a Tennessee limited liability company, by Quitclaim Deed from HoneyBee Partners, LLC, a Tennessee limited liability company, dated August 3, 2016 of record as Instrument No. 20160804-0080565, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mary M. Wester by Quitclaim Deed from Franklin Mercer, LLC, a Tennessee limited liability company, dated October 14, 2016 of record as Instrument No. 20161017-0109426, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Trey Cain, Trustee of Six Sisters Trust by Quitclaim Deed from Mary M. Wester dated May 12, 2017 of record as Instrument No.

20170512-0047545, Register's Office for Davidson County, Tennessee.

Being also known as 119 A 30th Avenue South, Nashville, Tennessee 37212.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 119 A 30th Avenue, Nashville, TN 37212

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 16th day of October, 2018.

Six Sisters Trust

By: _____
Mary Wester

Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Wester Trustee of the **Six Sisters Trust,** the bargainor(s), 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 as Trustee.

Witness my hand and official seal at Brentwood, Tennessee, this the 16th day of October, 2018.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2018075930

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD