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

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 22nd day of January 2019.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Karen Johnson Davidson County
Batch# 191951 DEEDWARR
02/05/2019 10:30:40 AM 2 pgs
Fees: $13.00 Taxes: $2,921.15

20190205-0010909

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryan Castro	Amwest Funding Corp	104-02-4E-003.00
119 C 30th Ave south	6162 Guava Place	
Nashville, TN 37212	Newark, CA 94560	

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, as joint tenants with rights of survivorship,** 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. C of Townhomes 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 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.

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. Subject to any and all matters appearing of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 119 C 30th Ave south, 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 22nd day of January, 2019.

Mary Wester, Trustee

Mary Wester, Trustee
Six Sisters Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mary Wester**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the **Six Sisters Trust**, the within named bargainor, a trust, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as trustee.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of January, 2019.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2018096000