(1)

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179772

Bill Garrett Davidson County
Batch# 38086 DEEDWARR
12/18/2017 09:59:49 AM 2 pgs
Fees: $13.00 Taxes: $538.35
20171218-0128427

WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2017.

NOTARY PUBLIC

My commission expires: 03-08-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shala J. Curtis, Dwain M. Curtis and Evangeline H. Curtis 1382 Rural Hill, #145, Antioch, TN 37013	Wells Fargo Bank P.O. Box 11701 Newmark, NJ 07101-4701	163 02 0C 021.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Five Thousand Five Hundred and 00/100 Dollars ($145,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN RHEIN, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Shala J. Curtis, a single person; Dwain M. Curtis and Evangeline H. Curtis, husband and wife**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21, Unit No. 145, as described in the Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533 and amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No. 20080108-0002295, Instrument No. 20110609-0044167 and Instrument No. 20120924-0086420, Register's Office for Davidson County, Tennessee, al to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Stephen Rhein, an unmarried man, by Warranty Deed from Tennessee Housing Development Agency, dated 4/1/2015, recorded 4/2/2015, of record in Instrument No. 20150402-0028778, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1382 Rural Hill, #145, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

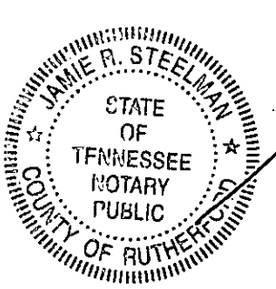
WITNESS MY/OUR HANDS, this the 14th day of December, 2017.

STEPHEN RHEIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Stephen Rhein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of December, 2017.



Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 11/18/18