RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013484

Karen Johnson Davidson County
Batch# 414354 DEEDWARR
06/15/2020 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200615-0060635

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Nicolette Cole
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2020.

NOTARY PUBLIC

My commission expires: 11-6-2023

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustyn W. Montague 2901 Walnut Crest Drive Antioch, TN 37013	Dustyn W. Montague C/O First Community Mortgage 262 Robert Rose Dr #200 Murfreesboro, TN 37129	150-09-0-040.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Five Thousand and 00/100 Dollars ($245,000.00), 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 AND WIFE, AMANDA CRAFT**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DUSTYN W. MONTAGUE, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his 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. 166 on the Plan of Forest View Park, Section 1, of record in Book 3700, pages 109 and 110, Register's Office for said County, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Stephen Rhein from Timothy Gentry Morris, by Warranty Deed dated April 11, 2018, and recorded April 17, 2018 in Instrument #20180417-0036149, Register's Office for Davidson County, Tennessee. Stephen Rhein is now married to Amanda Craft. The said Amanda Craft hereby joins in this conveyance to wavie any amrital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 2901 Walnut Crest Drive, 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), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the ~~30th~~ 29th day of May, 2020.

STEPHEN RHEIN

AMANDA CRAFT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public, Stephen Rhein and wife, Amanda Craft, 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 seal, this the ~~30th~~ 29th day of May, 2020.

Notary Public

Cheryl M Rodgers
Printed Notary Name

My commission expires: 11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-06-2023

MAXINE J. R
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TE