(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $384,000.00. Affiant Subscribed and sworn to before me, this 18th day of March, 2016. Notary Public My commission expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

BILL GARRETT, Davidson County
Trans:T20160025995 DEEDWARR
Recvd: 03/31/16 10:40 2 pgs
Fees:13.00 Taxes:1420.80
20160331-0030445

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nathan Richard Schmitgen	BOKF, NA, DBA Bank of Kansas City	098-13-0C-003.00-CO
5808 Seven Points Trace	P.O. Box 35688	
Hermitage, TN 37076	Tulsa, OK 74153	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Rodney D. Hirtzer and Kelly L. Hirtzer, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nathan Richard Schmitgen, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Phase One, The Meadows of Seven Points, RS 15 Cluster Lot Subdivision of record in Plat Book 11700, Page (s) 18 through 20, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodney D. Hirtzer and Kelly L. Hirtzer, husband and wife by Warranty deed from Sherree Meyers, an unmarried woman of record in Instrument No. 20120615-0052542 Register's Office for Davidson County, Tennessee, dated June 12, 2012 and recorded on June 15, 2012.

This is improved property known as **5808 Seven Points Trace, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of March, 2016.

Rodney D. Hirtzer

Rodney D. Hirtzer

Kelly L. Hirtzer
by Rodney D. Hirtzer, attorney-in-fact

Kelly L. Hirtzer by Rodney D. Hirtzer
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rodney D. Hirtzer the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 17th day of March, 2016.

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary Public personally appeared **Rodney D. Hirtzer** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-in-Fact for **Kelly L. Hirtzer** and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney.
Witness my hand and official seal this 17th day of March, 2016.

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

Notary Public

My Commission Expires: _____

SP 11/2015