WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $166,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 31 DAY OF JANUARY, 2017. NOTARY PUBLIC MY COMMISSION EXPIRES 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file #:16-2803B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stefanie Kreidler	Peoples Home Equity	074-12-0-014.00
7005 Bonnafair Drive	1720 N Seven Oaks	
Hermitage, TN 37076	Knoxville TN 37922	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEPHEN K. SCHMIDT AND WIFE, AIMEE L. SCHMIDT

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEFANIE KREIDLER, MARRIED

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 643 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, 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 Stephen K. Schmidt and wife, Aimee L. Schmidt by Warranty deed from Tim Clark, unmarried of record in Instrument No. 20050721-0084811 Register's Office for Davidson County, Tennessee, dated June 19, 2005 and recorded on July 21, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 62 and 63, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3399, Page 446 and Book 3404, Page 165, in the Register's Office for Davidson County, Tennessee.

Easement to Bellsouth Telecommunications, Inc. of record in Instrument Number 20001115-0113319, in the Register's Office for DavidsonCounty, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

This is property known as 7005 Bonnafair Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

BILL GARRETT, Davidson County
Trans: T20170010182 DEEDWARR
Recvd: 02/03/17 08:41 2 pgs
Fees: 13.00 Taxes: 614.20
20170203-0011550

Witness my hand on the 31 day of January, 2017.

Stephen K. Schmidt

Aimee L. Schmidt

STATE OF Arizona

COUNTY OF Pima

Personally appeared before me, a Notary Public of said County and State, STEPHEN K. SCHMIDT AND AIMEE L. SCHMIDT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 day of January, 2017.

Notary Public

My Commission Expires: 4/14/20

JEAN E MOEHLMAN
Notary Public, State of Arizona
Santa Cruz County
My Commission Expires
April 14, 2020

File #: 16-2803B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027