Karen Johnson Davidson County
Batch# 209625 DEEDWARR
03/25/2019 11:46:14 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40
20190325-0026726

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $412,000.00.

Belinda J Foren
Affiant

Subscribed and sworn to before me, this 22nd day of March, 2019.

Brenda Huntsman
Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Belinda J. Foren 5808 Seven Points Trace Hermitage, TN 37076	~~New Owner~~ Fifth Third Bank 5001 Kingsley Dr. MD 1MOB2X Cincinnati, OH 45227	098-13-OC-003.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nathan Richard Schmitgen and Veneca Schmitgen, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Belinda J. Foren, a single woman**, hereinafter called the Grantee(s), his/her/their 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, of record in Plat Book 11700, Pages 18-20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nathan Richard Schmitgen, an unmarried man, by Warranty Deed from Rodney D. Hirtzer and Kelly L. Hirtzer, husband and wife, dated 3/17/16 and recorded 3/31/16 in Instrument No. 20160331-0030445, in the Register's Office of Davidson County, Tennessee.

The said Veneca Schmitgen, spouse of Nathan Richard Schmitgen, joins in the execution of this instrument to convey her marital interest, if any, in said property.

This conveyance is subject to:

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11670, page 822 and By-Laws appended thereto at Page 837, Register's Office of Davidson County, Tennessee.

Subject to HOA Charter of record in Instrument Number 20000322-0028986, Register's Office of Davidson County, Tennessee.

Subject to Conveyance of Open Space of record in Instrument Number 20090107-0001612, Register's Office of Davidson County, Tennessee.

Subject to Access and Maintenance Easement of record in Book 11738, page 776, Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 11681, page 411, Register's Office of Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Plat Book 11700, Pages 18-20, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 5808 Seven Points Trace, 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 22nd day of March, 2019.

Nathan Richard Schmitgen

Veneca Schmitgen

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Nathan Richard Schmitgen and Veneca Schmitgen , 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.

Witness my hand and official seal, this 22nd day of March, 2019.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066