NEW OWNER:

Robert T. Bethel, III
Kristina Sikes Bethel
216 Orlando Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0250

Map 091-B Group 14 Parcel 030.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160048913 DEEDWARR
Recvd: 06/09/16 11:58 2 pgs
Fees:13.00 Taxes:2007.25
20160609-0058382

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Forty-Two Thousand Five Hundred and 00/100 Dollars ($542,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATINA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ROBERT T. BETHEL, III AND KRISTINA SIKES BETHEL, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in the 24th Councilman District of Davidson County, Tennessee, being Lot No. 30 on the plan of Final Plat of Patina Subdivision, Phase 2, and of record in Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Patina Development, a Tennessee Limited Liability Company, by Quitclaim Deed from Renasant Bank, dated February 29, 2012, and of record Instrument No. 20120305-0019088, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 216 Orlando Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of **June, 2016**.

PATINA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: DALE A. HOLMER, MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DALE A. HOLMER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Member of PATINA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 1st day of **June, 2016**.

NOTARY PUBLIC

ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 6-10-2018

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is $ **542,500.00** .

AFFIANT

Sworn to and subscribed to before me this 1st day of **June, 2016**.

NOTARY PUBLIC

My commission expires: 3/24/2019

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY