THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way, Suite 115 Brentwood, TN 37027 File # P21-10002-PL	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$660,000.00**. Leigh Hicks Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF NOVEMBER, 2021. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 764704 DEEDWARR
12/01/2021 02:49:23 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20211201-0159142

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert Marberry and Christine Matthews	Regions Bank	091-14-B-30.00
216 Orlando Avenue	Dept. 2520, P.O. Box 2153	
Nashville TN 37209	Birmingham AL 35287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT T. BETHEL, III AND KRISTINA SIKES BETHEL, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINE MATTHEWS AND ROBERT MARBERRY, AS JOINT TENANTS WITH RIGHTS OF SUVIVORSHIP,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, 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 Robert T. Bethel, III and Kristina Sikes Bethel, husband and wife by Warranty deed from Patina Development, LLC, a Tennessee limited liability company of record in Instrument No. 20160609-0058382 Register's Office for Davidson County, Tennessee, dated June 01, 2016 and recorded on June 09, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by the Grantors; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as: **216 Orlando Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with 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 is 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.

Witness my/our hand(s) this the 29th day of November, 2021.

Robert T. Bethel, III

Kristina Sikes Bethel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert T. Bethel, III and Kristina Sikes Bethel,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of November, 2021.

My Commission expires: 9/2/24

Notary Public