BILL GARRETT, Davidson County
Trans:T20120004711 DEEDWARR
Recvd: 01/20/12 09:19 2 pgs
Fees:13.00 Taxes:1202.50
20120120-0005612

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2012.

Notary Public

My commission expires: 11-3-15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kerry Graham	SAME	**13013-0A-021.00CO**
124-12th Avenue South	SAME	
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Fortuna Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kerry Graham and Linda Graham, husband and wife

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 Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled the Final Plan of Jardin de Belle Subdivision, a Planned Unit Development, of record as Instrument No. 20090318-0024530, now known as Belle Park at Cheekwood by Amended and Restated Declarations of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20071023-0125455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FORTUNA ASSET PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from DEER CREEK CONSTRUCTION, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20090706-0062335, dated July 2, 2009, said Register's Office. Being furthered conveyed to FORTUNA PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from FORTUNA ASSET PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20100217-0011995, dated February 11, 2010, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **1314 Forrest Park Drive, Nashville, TN 37205**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 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.

Witness my/our hand(s) this 18th day of January, 2012.

Fortuna Partners, LLC

By: G. Nelson Crowe, II
Its: Duly authorized member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared G. Nelson Crowe, II, duly authorized member of Fortuna Partners, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the duly authorized member of Fortuna Partners, LLC , the within bargainor, and corporation, and that he as such duly authorized member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said G. Nelson Crowe, II, as duly authorized member of Fortuna Partners, LLC.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 18th **day of** January **,2012.**

E Prophet

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-2015