Return To: Peronne & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140021772 DEEDWARR
Recvd: 04/01/14 12:34 2 pgs
Fees:13.00 Taxes:2035.00
20140401-0026864

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2014

Notary Public

My commission expires: 09-14-2016
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number(s)
Linda Raymer Anderson		
1057 Vaughn Crest	**NEW OWNER**	**130-13-0A-005.00 CO**
Franklin, TN 37069		

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

Linda Raymer Anderson, married,

HEREINAFTER CALLED THE GRANTEE, HER 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) 5, as shown on the map entitled Final Plat of Third Revision of Jardin De Belle, of record as Instrument No. 20121210-0113251, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to FORTUNA ASSET PARTNERS, by deed from DEER CREEK CONSTRUCTION, INC., of record as Instrument No. 20090706-0062335, dated July 2, 2009, and by deed from W. HUGH NELSON BUILDERS, LLC, of record as Instrument No. 20100121-0005486, dated January 21, 2010, said Register's Office. Then being further conveyed to FORTUNA PARTNERS, LLC, by Quitclaim Deed from FORTUNA ASSET PARTNERS, of record as Instrument No. 20100217-0011995, dated February 11, 2010, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as **620 Belle Park Circle, 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, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors 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 Grantee, her 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 31st day of March, 2014.

Fortuna Partners, LLC, a Tennessee limited liability company

By: _____
G. Nelson Crowe, II, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared G. Nelson Crowe, II, 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 Chief Manager of Fortuna Partners, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that he as such Chief Manager 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 Chief Manager.

Witness my hand, at office, this **31st** day of **March, 2014.**

_____
Notary Public

My Commission Expires: 04-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY