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

BILL GARRETT, Davidson County
Trans:T20160058662 DEEDWARR
Recvd: 07/11/16 09:38 2 pgs
Fees:13.00 Taxes:1850.00
20160711-0070429

State of Tennessee
County of Davidson County, Tennessee

The actual consideration or value, whichever is greater, for this transfer is **$500,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2016.

Notary Public

My commission expires: 9.30.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
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 Numbers:
Dan B. Andrews, Jr.	**New Owner**	**130-13-0A-011.00 CO**
644 Belle Park Circle		
Nashville, TN 37205		

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

Fortuna Partners, LLC

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

Dan B. Andrews, Jr. and Sherry B. Andrews, 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 No. 11, as shown on the map entitled First Revision Of Jardin De Belle Subdivision, of record in Instrument No. 20090318-0024530, 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 G. NELSON CROWE, II, UNMARRIED, by deed from W. HIGH NELSON BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY, of record in Instrument No. 20081103-0109210, dated October 15, 2005, said Register's Office.

Being part of the same property conveyed to FORTUNA PARTNERS, LLC, by Quitclaim Deed from G. NELSON CROWE, II, unmarried, of record in Instrument No. 20081103-0109212, dated October 13, 2008, and corrected by Scrivener's Affidavit of record in Instrument No. 20100908-0071352, 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 improved (____) Unimproved (_XX_) property known as **644 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees 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 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 8th day of July, 2016.

Fortuna Partners, LLC

BY: G. Nelson Crowe, II
ITS: 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 her/his oath acknowledged herself/himself to be the Chief Manager of Fortuna Partners, LLC the within named bargainor, a corporation, and that she/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 **8th** day of **July, 2016.**

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY