Bill Garrett Davidson County
Batch# 63475 DEEDWARR
02/28/2018 10:49:45 AM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20180228-0018733

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$1,900,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2018.

Notary Public

My commission expires: 5/3/21

(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:
Joyce Marie Eidson, Trustee	**Joyce Marie Eidson, Trustee**	**130-13-0A-014.00-CO**
PO Box 159060	**PO Box 159060**	
Nashville, TN 37215	**Nashville, TN 37215**	

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,

G. Nelson Crowe, II and Amber G. McAdams n/k/a Amber G. Crowe

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

Joyce Marie Eidson, Trustee of the and Joyce Marie Eidson Revocable Trust

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) 35, as shown on the map entitled the Final Plat of Jardin de Belle Subdivision, a Planned Unit Development, of record as Instrument No. 20050822-0099470, 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 G. NELSON CROWE II, by deed from DEER CREEK CONSTRUCTION, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20090721-0068204, dated July 2, 2009 and corrected by Scrivener's Affidavit of record in Instrument No. 20091202-0110220, said Register's Office. Being further conveyed to FORTUNA PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from G. NELSON CROWE II, UNMARRIED, of record in Instrument No. 20100813-0064001, dated August 11, 2010, said Register's Office. Being further conveyed to G NELSON CROWE II, UNMARRIED AND A ONE-HALF UNDIVIDED INTEREST AND AMBER G. MCADAMS, UNMARRIED AND A ONE-HALF UNDIVIDED INTEREST, by Quitclaim Deed from FORTUNA PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20100827-0067884, dated August 25, 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 improved (__X__) Unimproved (____) property known as **304 Maybelle Lane, 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 27th day of February, 2018.

G. Nelson Crowe, II

Amber G. McAdams n/k/a Amber G. Crowe

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **G. Nelson Crowe, II and Amber G. McAdams n/k/a Amber G. Crowe**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **February, 2018.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY