STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,900.00**

J. Brandon Mick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF FEBRUARY, 2012.

S. T. M.
Notary Public

MY COMMISSION EXPIRES: July 8, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADAM K. FORGACS	SHBC MORTGAGE CORPORATION	**073-10-0-025.00**
(NAME)	(NAME)	
2536 MCGINNIS DRIVE	9311 SAN PEDRO, SUITE 100	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	SAN ANTONIO TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, JOSHUA C. WILSON AND WIFE, CANDY F. WILSON AND COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM K. FORGACS, UNMARRIED,** 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. 63 on the Plan of Moss Rose Estates as of record in Plat Book 4860, page 112, 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 Joshua C. Wilson and wife, Candy F. Wilson and Coordination Plus, LLC from Raymond E. Aldridge and Mattie S. Aldridge, husband and wife, by deed dated July 7, 2011 of record as Instrument No. 20110708-0052488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 4860, page 112, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Joshua C. Wilson being recorded simultaneously herewith of record in Instrument No. 20120221-0014838, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS.

unimproved ( )
This is improved(X) property, known as **2536 MCGINNIS DRIVE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120012596 DEEDWARR
Recvd: 02/21/12 14:02 2 pgs
Fees:13.00 Taxes:591.63
20120221-0014839

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 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 our hands this 17th day of February, 2012.

COORDINATION PLUS, LLC

Holly Neumaier, Agent

By: Holly Neumaier, Agent

Joshua C. Wilson by Candy F. Wilson attorney in fact.

JOSHUA C. WILSON

By: Candy F. Wilson, Attorney in Fact for Joshua C. Wilson

Candy F. Wilson

CANDY F. WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **HOLLY NEUMAIER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Agent of **COORDINATION PLUS, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COORDINATION PLUS, LLC** by herself as such Agent.

Witness my hand and official seal at office this 17th day of February, 2012.

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: **May 5, 2015**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named **Candy F. Wilson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of February, 2012.

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: **May 5, 2015**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17TH day of February, 2012, before me personally appeared Candy F. Wilson, Attorney-in-Fact for Joshua C. Wilson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Joshua C. Wilson, and who acknowledged that she executed the same as the free act and deed of Joshua C. Wilson.

Witness my hand and official seal at office this 17th day of February, 2012.

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: **May 5, 2015**