	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 110,000.00 Affiant Subscribed and sworn to before me, this 5th day of January, 2015. Notary Public My commission expires: 02.11.16

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DAVID A. FORBES	Same address	**06302004700**
1517 MOHAWK TRAIL	as new owner	
MADISON, TN 37115		

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 ACKNOWLEDGE, WE,

AMERICAN CONSULTING CORP.

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

DAVID A. FORBES AND SARAH A. FORBES, 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 127, NAWAKWA HILLS, POWWOW ADDITION, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 26, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AMERICAN CONSULTING CORP., BY SUBSTITUTE TRUSTEE'S DEED FROM BROCK & SCOTT, PLLC, AS SUBSTITUTE TRUSTEE, DATED 05/29/2014 AND RECORDED ON 06/04/2014 IN INSTRUMENT NUMBER 20140604-0048226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO CYNTHIA R. BATTS, MARRIED AND ROBERT L. JONES, JR., UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM JIM ALLEN, MARRIED, DATED 11/03/2008 AND RECORDED ON 11/05/2008 IN INSTRUMENT NUMBER 20081105-0110203, SAID REGISTER'S OFFICE.

BILL GARRETT, Davidson County
Trans:T20150001661 DEEDWARR
Recvd: 01/08/15 09:35 2 pgs
Fees:13.00 Taxes:407.00
20150108-0001957

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1517 MOHAWK TRAIL, MADISON, TN 37115.

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 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 5th day of January, 2015.

AMERICAN CONSULTING CORP.
BY: DALE HIRE
ITS: PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **DALE HIRE** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is the PRESIDENT of AMERICAN CONSULTING CORP., and that he is authorized by AMERICAN CONSULTING CORP.) to execute this instrument on its behalf by his/her/their self as such PRESIDENT.

Witness my hand, at office, this 5th day of January, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY