BILL GARRETT, Davidson County
Trans:T20120065857 DEEDWARR
Recvd: 09/04/12 09:44 2 pgs
Fees:13.00 Taxes:569.80
20120904-0079335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 154,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KEVIN EUBANKS **CHRISTINA EUBANKS**	**PINNACLE NATIONAL BANK**	**03311004800**
819 HAMBLEN DRIVE	**150 THIRD AVE SOUTH, STE 900**	
MADISON, TN 37115	**NASHVILLE, TN 37201**	

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,

CHARLES M ANGLIN and PATRICIA ANN ANGLIN, HUSBAND AND WIFE

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

KEVIN A EUBANKS and CHRISTINA A EUBANKS, 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. 212 on the Plan of Primrose Acres, Section 3, as of record in Book 2900, page 71, 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 CHARLES M ANGLIN AND WIFE, SHEILA D ANGLIN BY WARRANTY DEED FROM ARTHUR H MORELAND AND SUE MORELAND, UNMARRIED AND VENICE MORELAND, WIFE OF ARTHUR H MORELAND DATED 03/12/90 AND RECORDED ON 04/03/90 IN BOOK 8079, PAGE 473, SAID REGISTER'S OFFICE FOR SAID COUNTY. THE SAID SHEILA D ANGLIN DIED ON JULY 5, 2005, PER CERTIFICATE OF DEATH ISSUED JULY 12, 2005. PATRICIA ANN ANGLIN HEREBY JOINS TO CONVEY HER MARITAL INTEREST IN SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 2900, Page 71, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 819 HAMBLEN DRIVE, MADISON, TN 37115.

cma Paa

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 31st day of August, 2012.

Charles M. Anglin
CHARLES M ANGLIN

Patricia Ann Anglin
PATRICIA ANN ANGLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHARLES M ANGLIN and PATRICIA ANN ANGLIN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2012.

Jana Drury
Notary Public

MY COMMISSION EXPIRES

My Commission Expires: **MARCH 1, 2016**

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

CMA