This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 59574 DEEDWARR
02/15/2018 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20180215-0015022

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 80,000.00

Bennie Clayton Eubanks Jr.
Affiant Signature

Subscribed and sworn to before me on this the 15th day of February, 2018

Danica A
Notary Public

My Commission expires 3 / 17 / 2019

DANICA SMITH
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
March 17, 2019

**NAME AND ADDRESS OF PROPERTY OWNER:**
April Harrington
211 Ryburn Drive
Old Hickory, TN 37138
**SEND TAX BILLS TO:**
New Owner
**MAP AND PARCEL NUMBER: Tax ID #: 052160A01200CO**

# WARRANTY DEED

**18NT00007**

Effective the 15th day of February, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**BENNIE CLAYTON EUBANKS, JR.**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**APRIL HARRINGTON, MARRIED**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Apartment Unit No. B-12, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86; Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Book 5260, Page 200, said Register's Office, for a complete and accurate description of said Unit.

Bennie Clayton Eubanks Sr Deceased 07/25/2017, leaving Bennie Clayton Eubanks Jr, as Residual Devisee under his last will and testament probated in Davidson county docket #17P1527.

Mary Frances Eubanks Deceased 09/12/2004, leaving Bennie Clayton Eubanks Sr as surving tenant by entireity.

Being the same property conveyed to Bennie Clayton Eubanks, Sr., and wife, Mary Frances Eubanks, by Warranty Deed from Cynthia R. Brown, unmarried, dated 10/26/1984 and recorded 10/31/1984 in Book 6415, page 393, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1301 Neelys Bend Rd. #12, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 14th day of February, 2018

Bennie Clayton Eubanks Jr.

**Bennie Clayton Eubanks, Jr.**

State of ~~Tennessee~~ North Carolina
County of Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Bennie Clayton Eubanks, Jr., the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office this the 14th day of February, 2018.

Danica A

Notary Public

My commission expires: Mar 17 2019

DANICA SMITH
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
March 17, 2019



201802150015022

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-17

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY