# QUITCLAIM DEED

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

*Affiant*

Subscribed and sworn to me on July 31, 2008.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Lee Sprouse<br>512 Chesterfield Avenue, C-5<br>Nashville, TN 37212 | Renasant Bank<br>2200 Abbott Martin Rd.<br>Nashville, TN 37215 | 104-10-0N-021.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANIEL B. SPROUSE and LEE SPROUSE, As Joint Tenants with rights of Survivorship**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **LEE SPROUSE,** hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. C-5, as shown on the map entitled Master Deed Westchester Condominiums, of record in Instrument No. 20070607-0068596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Daniel B. Sprouse and Lee Sprouse, as joint tenants with rights of survivorship, from The Nashville Westchester, LLC, a Tennessee limited liabilty company, by Warranty Deed dated August 14, 2007 of record in Instrument No. 20070815-0097670, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 512 Chesterfield Avenue, C-5, Nashville, Tennessee. 37212.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** our hands on July 31, 2008.

Daniel B. Sprouse

Lee Sprouse

Davidson County DEEDQC
Recvd: 08/07/08 08:07 2 pgs
Fees:12.00 Taxes:0.00
**20080807-0081226**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On July 31, 2008, before me personally appeared Daniel B. Sprouse and Lee Sprouse to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON July 31, 2008.

Tara Steward
NOTARY PUBLIC

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford 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: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY