THIS INSTRUMENT PREPARED BY:
LEE & LEE, ATTORNEYS, P.C.
109 E. Gay Street
Lebanon, TN 37087
Map 098-09-0-002.00

New Owner:
Send tax bill to:
Karah Sprouse
5705 South New Hope Road
Hermitage, TN 37076

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVISE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

ESTATE BY THE ENTIRETIES DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to Tennessee Code Annotated 66-1-109, we, **Karah L. Shelly Sprouse and James Ryan Sprouse** , have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **Karah Sprouse and husband, James Ryan Sprouse** , their heirs and assigns, a certain tract or parcel of land located and situated in Davidson County, Tennessee, and same being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 2, Phase One, Windchase, as shown on plat of record in Plat Book 9700, page 671, 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 Karah L. Shelly and James R. Sprouse by deed dated March 20, 2008, from Angelia Lee Huffines now known as Angelia Lee Solomon and Aaron Solomon, husband and wife, by Warranty Deed of record at Instrument No. 20080331-0032269, Register's Office, Wilson County, Tennessee.
>
> Karah L. Shelly, Karah Sprouse, and Karah Shelly Sprouse are one and the same person.
>
> James R. Sprouse and James Ryan Sprouse are one and the same person.

Davidson County DEEDWARR
Recvd: 02/16/11 16:23 3 pgs
Fees:17.00 Taxes:0.00
20110216-0013358

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **Karah Sprouse and husband, James Ryan Sprouse**, their heirs and assigns, forever.

WE COVENANT with the said grantees that we are lawfully seized

and possessed of said property, that we have a good title and the right to convey it, and that the same is unencumbered, and we will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

It is the expressed desire of the Grantors herein pursuant to T.C.A. 66-1-109 to convert their entire interest in the above described property which they heretofore owned jointly into an estate by the entireties with Karah Sprouse and husband, James Ryan Sprouse, and it is the intent and purpose of this instrument pursuant to T.C.A. 66-1-109 to create an estate by the entireties by and between the parties of this instrument in and to the herein described property.

Witness our hands on this the 11th day of February, 2011.

Karah Sprouse

James Ryan Sprouse

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named bargainors, **Karah Sprouse and husband, James Ryan Sprouse** , with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee, this the 11th day of February, 2011.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES:

10-28-14

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 07-08-2012

CINDY M. BLEVINS NOTARY PUBLIC TENNESSEE