BILL GARRETT, Davidson County
Trans:T20160027363 DEEDWARR
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Fees:12.00 Taxes:0.00
20160405-0032246

This Instrument Prepared By:
Jonathan R. Vinson, Attorney
P.O. Box 30621, Clarksville, TN 37040-0011

DEED TO CREATE AN ESTATE BY ENTIRETIES

RONNIE L. BIGGS

to

RONNIE L. BIGGS ET UX

This Instrument was prepared from information supplied by the Grantor herein and without benefit of a legal title examination and no liability is assumed for any matters that would be disclosed by title examination. This preparer is the draftsman only of this instrument and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as a person required to report this transaction under IRS §5064 (E) or other applicable law. Grantor and Grantee acknowledge that this transaction may result in tax consequences for the parties.

Name of New Owner and Address of Property:	Ronnie L. Biggs et ux 6666 Brookmont Terrace, Unit 1203 Nashville, Tennessee 37205 M/P 129-141A-136.00
Name/Address of Entity Responsible for Property Taxes:	Ronnie L. Biggs et ux 6666 Brookmont Terrace, Unit 1203 Nashville, Tennessee 37205

It being the GRANTOR'S intention to create an estate by the entireties in and to the hereinafter described real estate with his wife, TRISHA BIGGS, pursuant to TENN. CODE ANN. § 66-1-109,

RONNIE L. BIGGS
(the "Grantor"),

has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer, convey unto

RONNIE L. BIGGS AND WIFE, TRISHA BIGGS,
AS TENANTS BY THE ENTIRETY
(the "Grantee")

their heirs and assigns, forever, all right, title and interest, in the following described tract or parcel situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No. 1203, of Wessex Towers Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and established by Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, as amended in Book 5599, Page 39, and further amended in Book 5792, Page 982, 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 Wessex Towers Condominium Apartments, as of record in Book 5200, Page 142, said Register's Office, for a more complete identification and description of said unit.

BEING the same property conveyed to Ronnie L. Biggs by Special Warranty Deed from Aurora Loan Services, LLC, dated October 6, 2009 and filed of record in Instrument No. 20091016-0095922, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Book 5200, Pages 142 and 143, Register's Office for said County. Subject to Master Deed and By-Laws of record in Book 5414, Page 634, amended in Book 5599, Page 39, further amended in Book 5792, Page 982, Book 6478, Page 742, Book 7473, Page 977, Book 9935, Page 486, Book 10705, Page 777, Instrument No. 20011127-0129399 and Instrument No. 20080624-0065008, said Register's Office. Subject to a Deed of Trust of record in instrument No. 20110518-0038099, as modified in the Modification Agreement of record in Instrument No. 20111118-0090576, said Register's Office.

GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, that he has a good and lawful right to convey the same, that it is unencumbered, and he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 28th day of March, 2016.

GRANTOR:

RONNIE L. BIGGS

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, a Notary Public in and for said County and State, the within named Ronnie L. Biggs, Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named Grantor, and who acknowledged that he executed the within instrument of the purposes therein contained.

WITNESS MY HAND, at office, this the 28th day of March, 2016.

Notary Public
My Commission Expires: 4-13-16

SALLIE K. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

This is a deed to create a tenancy by the entirety, and same is exempt from recordation tax as there is no consideration given for this conveyance. [TCA 67-4-409(a)(3)(A)].

Affiant

Subscribed and sworn to before me this the 28th day of March, 2016.

Notary Public

My Commission Expires: 4-13-16

SALLIE K. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY