THIS INSTRUMENT PREPARED BY:
Bryan and Stephanie Sprague
1819 Willow Springs Drive
Nashville, TN 37216
(530) 386-6023

Bill Garrett Davidson County
Batch# 24158 DEEDQC
11/08/2017 02:28:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171108-0115174

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

IVY LARKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN to before me this the 8th day of November, 2017.

Notary Public
My Commission Expires: September 7th, 2021

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Bryan Sprague, Trustee 415 Church Street, Apt 2015 Nashville, TN 37219	Central Loan Administration (Same address as current tax bill on file.)	Map/Parcel Map 71.12-0 Parcel 258.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bryan G. Sprague and wife, Stephanie A. Sprague,** (Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Bryan Grant Sprague and Stephanie Ann Sprague, Trustees of The Sprague Family Trust, dated October 20, 2017,** (Grantees"), their heirs and assigns all their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING Lot No. 1 on the Resubdivision of Lot No. 9 and the northerly 111 feet of Lot No. 10 on the Plan of William and Mayes Co.'s Belle View Subdivision, of record in Book 3842, page 195, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 57.0 feet on the westerly side of Montgomery Avenue and extends back 188.3 feet on the northerly line and 189.9 feet on the southerly line to a dead line in the rear measuring 57.0 feet thereon.

Being the same property conveyed to Bryan G. Sprague and wife, Stephanie A. Sprague, by Warranty Deed dated March 31, 2006 and recorded, April 05, 2006, from Michael Shane Miller, unmarried, of record in Instrument No. 20060405-0038730, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1512 Montgomery Avenue, Nashville, TN 37207.

This conveyance is subject to any and all restrictions and easements of record.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 8TH day of November, 2017.

GRANTOR:

Bryan G. Sprague

Stephanie A. Sprague

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), Bryan G. Sprague and Stephanie A. Sprague, 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 and official seal, this the 8th day of November, 2017.

Notary Public

My Commission Expires: September 7th, 2021

IVY LARKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY