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

20171108-0115175

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 9th 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	Wells Fargo Home Mortgage P.O. Box 10335 Des Moines, IA	Map 83, Group 14, Parcel 356

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 Stephanie A. Sprague, Husband and Wife,** (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. 20 on the Plan of Edgefield Land Company's First Addition, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Bryan G. Sprague and Stephanie A. Sprague, Husband and Wife, by Warranty Deed dated April 18, 2006, recorded April 19, 2006, from Sandra C. Schulman, an unmarried woman, of record in Instrument No. 20060419-0044966, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1618 Shelby Avenue, Nashville, TN 37206.

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