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

Bill Garrett Davidson County
Batch# 24878 DEEDQC
11/13/2017 10:13:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171113-0116073

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 10th day of November, 2017.

Notary Public
My Commission Expires: September 1st, 2021

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Bryan Sprague, Trustee 415 Church Street, Apt 2015 Nashville, TN 37219	Chase, ATTN: Tax Dept. P.O. Box 961227 Fort Worth, TX 76161-0227	 Map 72-12 Parcel 215

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, to-wit:
The westerly part of Lot No. 101 on the Map of Riverside Drive Subdivision, of record in Book 974, Page 60, Register's Office for Davidson County, Tennessee and shown as an unnumbered lot on the Plan of Sherwood First Addition of record in Book 1835, Page 23, said Register's Office, described according to said last mentioned plan as follows:

Beginning at a concrete monument in the west margin of Tammany Drive at the northeast corner of Lot No. 13 of said Sherwood First Addition; thence northerly along the westerly margin of Tammany Drive, north 21 degrees 42' west 63 feet to a concrete monument at the beginning of a

curve; thence around said curve, northwesterly 33.32 feet to the south margin of Litton Avenue; thence with the margin of the same westerly 84.1 feet to a point; thence southerly 70 feet to the northwest corner of said Lot No. 13; thence with the north line of said lot, south 88 degrees 30' east 127.3 feet to the point of beginning.

Being the same property conveyed to Bryan G. Sprague and wife, Stephanie A. Sprague, by Warranty Deed dated May 09, 2006, and recorded May 11, 2006, from Katie Pisapia and husband, Marc Pisapia, of record in Instrument No. 20060511-0055595, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1900 Tammany Drive, Nashville, TN 37216.

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

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 10TH 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 10th day of November, 2017.

Notary Public

My Commission Expires: September 7th, 2021

IVY LARKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY