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

20171113-0116076

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 7th, 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 061-05-0 Parcel 008.00

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 the 12th Civil District of Davidson County, Tennessee, described according to a loan survey of John Kohl, Surveyor, dated November 19, 1968, as follows:

BEGINNING at a point in the Northerly margin of Maplewood Lane as widened at the Southwesterly corner of Gra-Mar Acres Subdivision of record in Book 2663, Page 113, Register's Office for Davidson County, Tennessee; thence North 2 degrees 30 minutes East along the Westerly margin of said subdivision 244.42 feet to a point; thence North 87 degrees 30 minutes West, 130.6 feet to a point in the Easterly margin of the A. T. Sledge Property; thence

South 2 degrees 30 minutes West, 239.9 feet to a point in the Northerly margin of Maplewood Lane; thence South 85 degrees 31 minutes East, 130.6 feet to the point of the beginning.

Being the same property conveyed to Bryan G. Sprague and wife, Stephanie A. Sprague, by Warranty Deed dated May 24, 2006, and recorded May 25, 2006, from Mari Beerman, unmarried and Maria Urtubees, unmarried of record in Instrument No. 20060525-0061527, Register's Office for Davidson County, Tennessee.

This is improved property, known as 515 Maplewood Lane, 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.

IVY LARKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: September 7th, 2021