WARRANTY DEED

Karen Johnson Davidson County
Batch# 477072 DEEDWARR
09/16/2020 02:10:19 PM 3 pgs
Fees: $18.00 Taxes: $921.30

20200916-0105975

R-VRES-20-00251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
M7 Properties	**Same as New Owner**	
(NAME) **106 Mason Circle**	(NAME)	**083-15-0-058.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN GRANT SPRAGUE, CO-TRUSTEE; STEPHANIE ANN SPRAGUE, CO-TRUSTEE; OF THE SPRAGUE FAMILY TRUST DATED OCTOBER 20, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **M7 PROPERTIES, A PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Plan of Fortland Park, Section I, Addittion I of record in Plat Book 2854, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryan G. Spraque and wife, Stephanie A. Sprague by Warranty deed from Tiffany R. Thurman Henderson and husband and wife, Mark W. Henderson of record in Instrument No. 20060525-0061530 Register's Office for Davidson County, Tennessee, dated May 24, 2006 and recorded on May 25, 2006.

Being the same property conveyed to Bryan Grant Sprague and Stephanie Ann Sprague, Trustee of the Sprague Family Trust dated October 20, 2017 by Quitclaim deed from Bryan G. Sprague and wife, Stephanie A. Sprague of record in Instrument No. 20171113-0116074 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 13, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 2854, Page 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2963, Page 618, in the Register's Office for Davidson County, Tennessee.
- Grant of Gas Service Line or Fuel Line Easement of record in Book 7629, Page 359, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **251 Riverside Drive, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14th DAY OF SEPTEMBER, 2020.

The Sprague Family Trust dated October 20, 2017

BY: _____ Co-Trustee
Bryan Grant Sprague
Co-Trustee

BY: _____ CO-TRUSTEE
Stephanie Ann Sprague
Co-Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned Notary Public, personally appeared BRYAN GRANT SPRAGUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CO-TRUSTEE of THE SPRAGUE FAMILY TRUST DATED OCTOBER 20, 2017, the within named bargainor, a TRUST, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing as CO-TRUSTEE of THE SPRAGUE FAMILY TRUST DATED OCTOBER 20, 2017.

Witness my hand and official seal, this the 14th of September, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned Notary Public, personally appeared STEPHANIE ANN SPRAGUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CO-TRUSTEE of THE SPRAGUE FAMILY TRUST DATED OCTOBER 20, 2017, the within named bargainor, a TRUST. and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing as CO-TRUSTEE of THE SPRAGUE FAMILY TRUST DATED OCTOBER 20, 2017.

Witness my hand and official seal, this the 14th of September, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See Attached

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Plumas)

On Sept 14, 2020 before me, L. Ross Notary Public

personally appeared Bryan Grant Sprague

Stephanie Ann Sprague,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

L. ROSS
Notary Public - California
Plumas County
Commission # 2301308
My Comm. Expires Sep 10, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature L Ross
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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