This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20150006762 DEEDWARRSP
Recvd: 01/28/15 09:15 2 pgs
Fees:13.00 Taxes:2960.00
20150128-0007950

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
Deborah and Michael Atkins
5012 High Valley Drive
Brentwood, TN 37201

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO.:
159-7-A-16.00 CO

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Regions Bank, successor by merger with AmSouth Bank** have this day bargained and sold, and do hereby transfer and convey unto the said **Deborah S. Atkins and Michael L. Atkins, Trustees of the Deborah S. Atkins Revocable Living Trust, dated October 13, 1998**, the Grantees herein, her, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot 16, HIGH VALLEY, SECTION ONE, as shown on plat of record in Plat Book 9700, Page 188, corrected by Surveyor's Certificate of Correction recorded at Instrument No. 200005010043193, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Regions Bank, successor by merger with AmSouth Bank by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, recorded on the 14th day of April, 2014 in Instrument No. 20140414-0030852, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat of record in Plat Book 9700, Page 188, as corrected in Instrument No. 200005010043193; Covenants, Conditions and Restrictions of record in Book 10122, Page 121; HOA Charter of record in Instrument No. 19991220-0304887; and Easements of record in Book 2201, Page 634, Book 2276, Page 60, Book 9184, Page 868 and Book 9829, Page 561, Register's Office for Davidson County, Tennessee.

This is improved property, known as **5012 High Valley Drive, Brentwood, TN 37027**.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 our hand this 22nd day of ~~October, 2014~~ January 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Regions Bank, successor by merger with AmSouth Bank

BY: _____
Steven Purser, Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned authority in and for the said County and State, on this 22 day of January, 2015 within my jurisdiction, the within named Steven Purser, who acknowledges that he is the Vice President of Regions Bank, successor by merger with AmSouth Bank, and that for and on behalf of Regions Bank, successor by merger with AmSouth Bank, and as its act and deed in its said representative capacity he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

STATE OF MISSISSIPPI NANCY J. HARRINGTON ID No. 81567 Com. Exp. 06-16-2018 NOTARY PUBLIC LAMAR COUNTY

_____
Notary Public, State of Mississippi
Notary's Commission expires: 6-16-18

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $800,000.00.

_____
Affiant

Subscribed and sworn to before me this the 23rd day of January, 2015.

_____
Notary Public
(SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:
10/18/2016