Karen Johnson Davidson County
Batch# 543865 DEEDWARRSP
12/31/2020 10:31:42 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20201231-0154992

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Gregory L. DePriest	NEW OWNER	MAP
2124 Sharondale Drive		PARCEL 117-03-0-068.00
Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Regions Bank, as Trustee of the Sawyer Marital Trust u/a/d March 25, 2011, as amended and as Trustee of the Sawyer Survivor's Trust u/a/d March 25, 2011, as amended**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Gregory L. DePriest , and Rebecca C. DePriest, husband and wife** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, and being Lot No. 3 on the plan of Sharonwood as of record at Plat Book 6200, page 497 (a/k/a Lot No. 2 on a Resub of Lot No. 4 Sharondale at Plat Book 3106, page 53 less that part of said Lot No. 2 conveyed to the State of Tennessee at Book 4760, page 266 and to Timothy Gianikas at Book 6682, page 611) all documents of record in the Register's Office for said County and all to which reference is hereby made and the same incorporated herein the same as if copied verbatim herein for a complete and accurate description of the property hereby conveyed.

Being the same property conveyed to Bill R. Sawyer and wife, Emelda C. Swayer by Warranty deed from Sara P. Sawyer of record in Instrument No. 20081003-0100915 Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 03, 2008.

Being the same property conveyed to Bill R. Sawyer and Emelda C. Sawyer, Co-Trustees of the Sawyer Community Property Trust Dated March 25, 2011 by Quitclaim deed from Bill R. Sawyer and Emelda C. Sawyer of record in Instrument No. 20110418-0029519 Register's Office for Davidson County, Tennessee, dated April 14, 2011 and recorded on April 18, 2011.

Being the same property conveyed to Bill R. Sawyer and Regions Bank, Co-Trustees of the Sawyer Survivor's Trust and to Bill R. Sawyer and Regions Bank, Co-Trustees of the Emelda C. Sawyer Marital Trust with each grantee owning an undivided one-half(1/2) interest by Quitclaim Deed from Bill R. Sawyer and Regions Bank, Co-Trustees of the Sawyer Community Property Trust u/a/d March 29, 2011, as amended of record in Instrument No. 20170330-0030912 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on March 30, 2017. The said Emelda C. Sawyer having since died on June 28, 2016 and the said Bill R. Sawyer having since died on March 21, 2020.

This is ()UNIMPROVED

(X)IMPROVED property known as 2124 Sharondale Drive, Nashville, TN 37215.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 30th day of December, 2020.

Regions Bank, as Trustee of the Sawyer Marital Trust u/a/d March 25, 2011, as amended and as Trustee of the Sawyer Survivor's Trust u/a/d March 25, 2011, as amended

By: _____, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David P. Rogers, Authorized Signatory for Regions Bank** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **The Sawyer Marital Trust u/a/d March 25, 2011, as amended and The Sawyer Survivor's Trust u/a/d March 25, 2011, as amended** the within named bargainor, and Trust, and that they as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Regions Bank** as such **Trustee**.

Witness my hand, at office, this 30th day of December, 2020.

_____
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-2-2023

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $**525,000.00**.

_____
Affiant

Subscribed and sworn to before me this 30th day of December, 2020

_____
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-2-2023