This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

Map, Group & Parcel 136-05-0-A-100

SEND TAX BILLS TO:
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

NAME AND ADDRESS OF NEW OWNERS:
Christopher L. Jones
3205 Demetros Court
Nashville, Tennessee 37217

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20120086480 DEEDWARR
Recvd: 11/13/12 12:40 3 pgs
Fees:18.00 Taxes:574.61
20121113-0104559

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged;

We, the undersigned, **GREGORY T. BOWLER**, single, by **STACY B. WINDROW,** his attorney-in-fact; **TRACEY B. BOWLER,** married, by **STACY B. WINDROW,** his attorney-in-fact, and **STACY B. WINDROW,** married, have bargained and sold and do hereby transfer and convey unto **CHRISTOPHER L. JONES,** his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot 57, on the Plan of Bayview Estates, Phase Six, a Planned Unit Development of record in Instrument No. 20020102-0000486, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tanya G. Bowler and Gregory T. Bowler from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by deed dated August 8, 2003, and recorded August 12, 2003, in Instrument No. 20030812-0115376, Register's Office for Davidson County, Tennessee, and thereafter conveyed to Tanya G. Bowler, from Tanya G. Bowler, by Quit Claim Deed dated November 13th, 2008, and recorded December 3, 2008, in Instrument No. 20081203-0117379, Register's Office for Davidson County, Tennessee, and conveyed to Tanya G. Bowler from Gregory T. Bowler, by Quit Claim Deed dated November 3, 2008, and recorded December 3, 2008, in Instrument No. 20081203-0117380. Tanya G. Bowler, unmarried, died intestate in Davidson County, Tennessee, on August 14, 2012, leaving surviving three children, Gregory T. Bowler, Stacy B. Windrow and Tracey B. Bowler, as her only heirs-at-law. See Affidavit of Heirship of record in Instrument No. 20120925-0087002, Register's Office for Davidson County, Tennessee.

This is improved property known as 3205 Demetros Court, Nashville, Tennessee 37217

This is not the personal, marital or primary residence of Grantors, their spouses and/or any dependents.

THIS CONVEYANCE is made subject to Restrictive Covenants of record in Book 10323, Page 55, Book 10727 Page 268, Book 11019, page 911, Book 11251, Page 126, Book 11271, page 163, and Instrument No. 20020104-0001403, Register's Office for Davidson County, Tennessee; Right of Way easements of record in Book 3708, Page 237; Book 7830, page 233; Book 10085, page 576, Book 10339, Page 233, and Book 11762, page 271, Register's Office for Davidson County, Tennessee; Landscape Easement as noted in Book 10339, page 298, and Book 10323, page 86, both of the Register's Office for Davidson County,

Tennessee; Any and all matters as shown on Plan of record in Plat Instrument #20020102-0000486, and in Book 10613, page 613, Register's Office for Davidson County, Tennessee; Conveyances o f Common Areas in Bayview, LLC to Bayview Homeowners Association of record as Instrument No. 200007100068261, and Instrument No. 20020104-0001404, Register's office for Davidson County, Tennessee; Rights of others in and to the common areas and elements of Bayview; By-Laws of record in Book 10323, page 86, Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, his heirs and assigns, forever.

AND we do covenant with the said Grantee herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2012 property taxes are being prorated between the parties hereto, the Grantors assuming payment thereof.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS OUR HANDS, this 9th day of November, 2012.

Gregory T. Bowler
Gregory T. Bowler

By: Stacy B. Windrow, POA
Stacy B. Windrow, his attorney-in-fact

Tracey B. Bowler
Tracey B. Bowler

By: Stacy B. Windrow, POA
Stacy B. Windrow, his attorney-in-fact

Stacy B. Windrow
Stacy B. Windrow

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, **STACY B. WINDROW,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within and foregoing (Warranty Deed) instrument in behalf of **GREGORY T. BOWLER,** acknowledged, under oath, that she executed the same as the free act and deed of the said **GREGORY T. BOWLER,** and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said **GREGORY T. BOWLER** and appearing of record in Instrument No. 20121113-0104556, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 9th day of November, 2012.

Jane E. Rabideau
Notary Public

My commission expires: 9/21/2016

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, **STACY B. WINDROW,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within and foregoing (Warranty Deed) instrument in behalf of **TRACEY B. BOWLER,** acknowledged, under oath, that she executed the same as the free act and deed of the said **TRACEY B. BOWLER,** and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said **TRACEY B. BOWLER** and appearing of record in Instrument No. 20121113-0104557, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 9th day of November, 2012.

Jane E Rabideau
Notary Public

My commission expires: 9/21/2016

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **STACY B. WINDROW**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 9th day of November, 2012.

Jane E Rabideau
Notary Public

My commission expires: 9/21/2016

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $155,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 9th day of November, 2012.

Jane E Rabideau
Notary Public

My commission expires: 9/21/2016

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.