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, TN 37217

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20130022170 DEEDQC
Recvd: 03/19/13 09:35 2 pgs
Fees:12.00 Taxes:0.00
20130319-0027001

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration;

I, the undersigned, **LISA FOWLER BOWLER,** a single woman, as Guardian of the person and estate of Alexandria Nicole Bowler, a minor, hereby quitclaim unto **CHRISTOPHER L. JONES,** unmarried, 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 a one-twelfth undivided interest in the same property 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 the following children, Gregory T. Bowler, Stacy B. Windrow, Tracey B. Bowler, Crystal Nerone and Kevin Quickley. Tanya G. Bowler's son, Wendell Bowler predeceased Tanya G. Bowler, having died intestate in Davidson County, Tennessee, on May 7, 2003, leaving him surviving, his wife, Lisa Bowler, and Alexandria Nicole Bowler, a minor. For further reference, see Docket No. 03P-1306, Seventh Circuit Court for Davidson County, Tennessee, (Probate Division) In Re: Appointment of Legal Guardian for: Alexandria Nicole Bowler, a Minor.

Gregory T. Bowler, by Stacy B. Windrow, his attorney-in-fact; Tracey B. Bowler, by Stacy B. Windrow, his attorney-in-fact, and Stacy B. Windrow, previously conveyed their interests in the property by Warranty Deed appearing of record as Instrument No. 20121113-0104559, 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 Grantor, her spouse 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. 20000710006826l, 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.

IN WITNESS WHEREOF, I have hereunto set my signature, this the 13 day of March, 2013.

Lisa Fowler Bowler, as Legal Guardian
Of Alexandria Nicole Bowler, a Minor

STATE OF TENNESSEE)
ss.
COUNTY OF RUTEHRFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **LISA FOWLER BOWLER, as Legal Guardian of Alexandria Nicole Bowler, a Minor,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 13 day of March, 2013.

Notary Public

My commission expires: 6-21-2014

IMOGENE W. BOLIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TN

I hereby swear or affirm that the actual consideration given for this transfer is - 0 -, for recording tax purposes, see Instrument No. 20121113-0104559, Register's Office for Davidson County, Tennessee.

Affiant

Sworn to and subscribed before me this the 18th day of March, 2013.

Notary Public

My commission expires: January 5, 2016

AMY M. SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD