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

BILL GARRETT, Davidson County
Trans:T20130022170 DEEDQC
Recvd: 03/19/13 09:39 4 pgs
Fees:22.00 Taxes:0.00
20130319-0027003

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

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, **CRYSTAL NERONE, married,** 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-sixth 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, infant daughter.

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. 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.

IN WITNESS WHEREOF, I have hereunto set my signature, this the 5 day of March 2013.

Crystal Nerone

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los angeles }

On March 5, 2013 (Date) before me, Jacqueline McIntyre (Here Insert Name and Title of the Officer),

personally appeared Crystal Nerone (Name(s) of Signer(s)),

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.

JACQUELINE MCINTYRE
Commission # 1883944
Notary Public - California
Los Angeles County
My Comm. Expires Apr 19, 2014

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 Jacqueline McIntyre (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: None Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Crystal Nerone
- [X] Individual
- [ ] Corporate Officer — Title(s): _____
- [ ] Partner — [ ] Limited [ ] General
- [ ] Attorney in Fact
- [ ] Trustee
- [ ] Guardian or Conservator
- [ ] Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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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.

Jane C Rubidea
Affiant

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

Amy M. Smith
Notary Public

My commission expires: January 5, 2016

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