THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20130031271 DEEDQC
Recvd: 04/16/13 15:26 2 pgs
Fees:12.00 Taxes:0.00
20130416-0037990

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel No.:
Carol Bowers 6034 Robin Hill Rd. Nashville, TN 37205	New Owner	09402006100

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bravura Properties, LLC, a Tennessee Limited Liability Company**, by these presents does hereby quitclaim and convey unto **Carol Bowers, Unmarried**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of United Electric Railway Subdivision of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, described to wit:

Said Lot No. 125 fronts 50.0 feet on the northerly margin of Ashworth Avenue, now Eastside Avenue, and extends back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Bravura Properties, LLC by Deed from PennyMac Loan Services, LLC of record at Instrument No. 20130319-0027256, Register's Office for Davidson County, Tennessee, dated February 25, 2013 and recorded on March 19, 2013.

Being the same property conveyed to PennyMac Loan Services, LLC by Trustee's Deed from Kristin A. Camp, Attorney for Wilson & Associates, PLLC of record in Instrument No. 20120802-0068694, Register's Office for Davidson County, Tennessee, dated July 30, 2012 and recorded on August 2, 2012. This being the same property conveyed to Michael Scott Farmer and wife, Adrienne D. Farmer by Deed from Scott R. Miller and wife, Mary Carole Miller of record in Book 7248, Page 520, said Register's Office, dated May 22, 1987 and recorded May 27, 1987. The said Michael Scott Farmer and Adrienne D. Farmer having since divorced and by Final Decree of Divorce, Docket No. 87D 3054, property was vested into Adrienne S. Farmer of record in Book 9111, Page 732, in the Fourth Circuit Court, Davidson County, Tennessee, dated November 17, 1987 recorded October 11, 1993 and further Adrienne D. Farmer Quitclaimed onto Adrienne Steinmetz and husband, Paul Steinmetz of record in Book 11073, page 615, said Register's Office, dated July 30, 1998 and recorded August 19, 1998 and re-recorded in Instrument No. 20060919-0115768, said Register's Office.

J. BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
16th day of April, 2013.

Affiant

My commission expires:
(Affix Seal)
9-9-2014

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of April, 2013.

Bravura Properties, LLC, a Tennessee Limited Liability Company

William Edgar Bowers

Name: William Edgar Bowers
Title: Member

Carol Lynne Bowers

Name: Carol Lynne Bowers
Title: Member

Name: Jeffrey Lee Livingston
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Edgar Bowers, Carol Lynne Bowers, and Jeffrey Lee Livingston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the Members of Bravura Properties, LLC, a Tennessee Limited Liability Company, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of April, 2013.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY