THIS INSTRUMENT WAS PREPARED BY:

Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0.

Natalie J. Munden
Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 28 DAY OF April, 2010.

Maria Alfaro
Notary Public

My Commission Expires: 05/06/2013

MARIA ALFARO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Address of New Owner:
Michael S. Bligh, Trustee
1104 Coarsey Drive
Nashville TN 37217

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
107-13 051.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JUAN C. BURUCA, an unmarried man ,** "GRANTORS", by these presents, does hereby quitclaim and convey unto **MICHAEL S. BLIGH, TRUSTEE OF THE BURUCA REVOCALBLE LIVING TRUST** herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee,** described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly part of the "K.G. Austin" Lot, as shown on a Resubdivision of part of T F Connolly Lands (unrecorded) Miro Meadows, Second Addition, of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee.

Said part of lots fronts 92.5 feet on the westerly side of Coarsey Drive and extends back between parallel lines 165.0 feet to a dead line.

Being all of the same property conveyed to Michael Darby and wife, May Jean Darby by deed from Michael L. Nichols, Sr. and wife, Bonnie J. Nichols of record in Instrument No. 20070418-0046370, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juan C. Buruca, an unmarried man by Warranty Deed from Michael Darby and wife, Mary Jean Darby as recorded on the 3rd day of December, 2007 in Instrument No. 20071203-0140029 in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100033687 DEEDQC
Recvd: 06/03/10 11:47 3 pgs
Fees:17.00 Taxes:0.00
20100603-0042968

This is **improved** property known as **1104 Coarsey Drive, Nashville TN 37217**

WITNESS our hands this 28 day of April, **2010**

Juan Carlos Buruca
JUAN C. BURUCA

MARIA ALFARO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **JUAN C. BURUCA** , whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.
Witness my hand this 28 day of April, **2010**

Maria Alfaro
Notary Public

My commission expires: 05/06/2013

Certificate of Trust Existence and Authority

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, being first duly sworn, certifies as follows:

1. He/she/they is/are the Settlor(s) of the Michael S. Bligh, Trustee of the Buruca Revocable Living Trust under a trust agreement dated 27th day of April 2010 which was the date of its execution.

2. The Settlor's address is: 1104 Coarsey Drive, Nashville Tennessee 37217

3. The name(s) and address(es) of all persons who are now trustees are as follows:

   Michael S. Bligh 392 HardingPlace Ste 250, Nashville, Tennessee 37211

4. The name(s) and address(es) of all persons and successor trustees who are not now trustees of the trust are as follows:

   Douglas Dominguez 3724 Priest Lake Drive Nashville TN 37217
   Rosie Dominguez 3724 Priest Lake Drive Nashville TN 37217

5. The trust affect real property legally described as:

   Land in Davidson County, Tennessee, being the southerly part of the "K.G. austin" Lot, as shown on a Resubdivision of part of T F Connolly Lands (unrecorded) Miro Meadows, Second Addition, of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee.

   Said part of lots fronts 92.5 feet on the westerly side of Coarsey Drive and extends back between parallel lines 165.0 feet to a dead line.

   Being all of the same property conveyed to Michael Darby and wife, May Jean Darby by deed from Michael L. Nichols, Sr. and wife, Bonnie J. Nichols of record in Instrument No. 20070418-0046370, Register's Office for Davidson County, Tennessee.

   Being the same property conveyed to Juan C. Buruca, an unmarried man by Warranty Deed from Michael Darby and wife, Mary Jean Darby as recorded on the 3rd day of December, 2007 in Instrument No. 20071203-0140029 in the Register's Office of Davidson County, Tennessee

6. The trust, in its current form, provides in pertinent part as follows:

   POWERS OF THE TRUSTEE

   The Trustee shall have the powers to provided in the Estates and Protected Individuals Code (EPIC), as amended (1998 PA 386, MCL 700.1101, et seq.), including the right to

renounce or disclaim any interest on behalf of the Trust, which the Settlor(s) incorporates by reference as EPIC exists on the date of this Trust, except as other provisions of this Trust specifically provide to the contrary. The Trustee may exercise any power or take any action which a prudent person would do or perform during trust administration without court or other authorization, including, but not limited to:

The power to sell, exchange, give options upon, partition, lease, mortgage, pledge or convey any real or personal property in the Trust upon such terms as the Trustee determines to be appropriate.

GOVERNING LAW

The governing law provision of the trust, in its current form, provides in pertinent part as follow: Tennessee law shall govern the administration and interpretation of this Trust.

7. The trust agreement is revocable and may be revoked or amended with regard to the provisions described in this certificate of trust existence and authority as follows:

This Trust Agreement contains the entire understanding between the parties and may be amended, revoked or terminated only by a written agreement signed by the Trustee and the Settlors or their designees.

Trust Irrevocable on Death of Settlor(s): On the death of the Settlor(s), this Trust shall be irrevocable.

8. Manner of Taking Title to the Trust Property. Assets transferred into this trust shall be titled to Michael S. Bligh Trustee of the Michael S. Bligh, Trustee of the Buruca Revocable Living Trust.

9. The agreement creating the trust, as amended, remains in full force and effect.

Dated: 27th day of April 2010

Juan Carlos Buruca
Settlor, Juan C. Buruca

Trustee, Michael S. Bligh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me on this 27th day of April 2010 by Juan C. Buruca, Settlor(s) and Michael S. Bligh, Trustee.

Maria Alfaro

Notary Public, ~~Ingham~~ Davidson County State of Tennessee
My commission expires 6 day of May, 2013 County of Davidson acting in Davidson County.

Prepared by:
Flor Melgar under the direction of
Juan C. Buruca

After recording return to:
Michael S. Bligh
392 HardingPlace Ste 250
Nashville Tennessee 37211

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013