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. Meador
Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 27 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
96 Lyle Lane
Nashville, TN 37210

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
Map: 103-14
Parcel: 108.00

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, **ANTONIO GIRON** , "GRANTORS", by these presents, does hereby quitclaim and convey unto **MICHAEL S. BLIGH, TRUSTEE OF THE GIRON 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:

Being Lot No. 115 on the Map of Raymond Heights, of record in Book 1424, Page 141, and amended in Instrument Number 20010515-0050148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 115 front 108 feet on the north side of Lyle Avenue and runs back between lines 118 feet on the west line and 151.8 feet on the east line to a dead line in the rear, which is a broken line on which it measures 120 feet.

Being the same property conveyed to Anotonio Giron by Warranty Deed from Jose R. Majano as recorded on the 16th day of July, 2008 in Instrument No. 20080716-0072881, in the Register's Office of Davidson County, Tennessee.

For source of title reference is made to Instrument Number 20000829-0085127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

This is **improved** property known as **96 Lyle Lane, Nashville TN 37210**

BILL GARRETT, Davidson County
Trans:T20100033687 DEEDQC
Recvd: 06/03/10 11:52 3 pgs
Fees:17.00 Taxes:0.00
20100603-0042970

WITNESS our hands this 27 day of April, 2010

Antonio Giron

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ANTONIO GIRON** , 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 27 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

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 Giron Revocable Living Trust 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: 96 Lyle Lane, Nashville Tennessee 37210

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

   Michael S. Bligh 392 Harding Place #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:

   Being Lot No. 115 on the Map of Raymond Heights, of record in Book 1424, Page 141, and amended in Instrument Number 20010515-0050148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

   Said Lot No. 115 front 108 feet on the north side of Lyle Avenue and runs back between lines 118 feet on the west line and 151.8 feet on the east line to a dead line in the rear, which is a broken line on which it measures 120 feet.

   Being the same property conveyed to Anotonio Giron by Warranty Deed from Jose R. Majano as recorded on the 16th day of July, 2008 in Instrument No. 20080716-0072881, in the Register's Office of Davidson County, Tennessee.

   For source of title reference is made to Instrument Number 20000829-0085127, Register's Office for Davidson County, Tennessee.
   This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded

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 Giron Revocable Living Trust Revocable Living Trust.

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

Dated: 27th day of April 2010

Settlor, Antonio Giron

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 Antonio Giron, Settlor(s) and Michael S. Bligh, Trustee.

Notary Public, ~~Ingham~~ Davidson County State of Tennessee
My commission expires 12 day of November, 2010 ~~County of~~ State of TN acting in Davidson County.

PATRICIA GUTIERREZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2010

Prepared by:
Flor Melgar under the direction of
Antonio Giron

After recording return to:
Michael S. Bligh