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.

Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 27 DAY OF April, 2010

Notary Public

My Commission Expires: 11-07-2012

PATRICIA GUTIERREZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

Address of New Owner:
Michael S. Bligh, Trustee
228 Cedarmont Circle
Nashville TN 37211

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
162.13-0-206.00

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, **BERTHA MIRANDA** , "GRANTORS", by these presents, does hereby quitclaim and convey unto **MICHAEL S. BLIGH, TRUSTEE OF THE MIRANDA 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. 17, Monte Carlo, Section II – C, as shown by plat of record in Book 5200, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to SS Properties, a Tennessee general partnership composed of Byron F. Stephens and Creig J. Soeder by Warranty Deed from Vernon M. Williams & Sons Construction, Inc. of record in Book 6182, Page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Byron F. Stephens by Quitclaim Deed from SS Properties, a Tennessee general partnership composed of Byron F. Stephens and Creig J. Soeder, as recorded on the 17th day of September 1985, in Record Book 6658, Page 416, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bertha Miranda by Warranty Deed from Byron F. Stephens as recorded in Instrument Number 20070213-0018216 in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as **228 Cedarmont Circle, Nashville TN 37211**

WITNESS our hands this 27 day of ~~November~~ April P.G., **2010**

BERTHA MIRANDA

BILL GARRETT, Davidson County
Trans:T20100033687 DEEDQC
Recvd: 06/03/10 11:53 3 pgs
Fees:17.00 Taxes:0.00
20100603-0042972

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BERTHA MIRANDA** , 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 ~~November~~ April P.G, **2010**

Notary Public
My commission expires:

PATRICIA GUTIERREZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

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 Miranda 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: 228 & 230 Cedarmont Circle, Nashville Tennessee 37211

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:

   Lot 172, Stonehenge, Section V, as shown on plat of record in Plat Book 25, Page 99, in the Register's Office, Rutherford County, Tennessee to which plat reference is hereby made for a more particular description of said property.

   Being the same property conveyed to Nathan Walker and Natasha M. Degalliford, both unmarried by Warranty Deed from Greenvale Constructions, LLC, a Tennessee Limited Liability Company, recorded on the 26th day of March, 2003 in Record Book 244, Page 651, in the Register's Office of Rutherford County, Tennessee.

   Being the same property conveyed to Oscar R. Segovia, unmarried by Warranty Deed from Nathan Waker and Natasha M. Walker, as recorded on 7 / 26 / 2006 in Record Book 646, Page 2183, in the Register's Office of Rutherford County, Tennessee228 & 230 Cedarmont Circle Nashville TN 37211

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 Miranda Revocable Living Trust.

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

Dated: 27th day of April 2010

Settlor, Bertha Miranda

Settlor,

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 Bertha Miranda, Settlor(s) and Michael S. Bligh, Trustee.

Notary Public, ~~Ingham~~ Davidson County State of Tennessee
My commission expires 11 day of November, 2010 County of ~~Davidson~~ acting in Davidson County.

PATRICIA GUTIERREZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

Prepared by:

Flor Melgar under the direction of
Bertha Miranda

After recording return to:

Michael S. Bligh
392 Harding Place # 250,
Nashville, Tennessee 37211