BILL GARRETT, Davidson County
Trans:T20100048164 DEEDQC
Recvd: 08/04/10 16:14 5 pgs
Fees:27.00 Taxes:0.00
20100804-0061529

THIS INSTRUMENT
PREPARED BY:
McCann Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value,

whichever is greater, for this transfer is $0.00.

Natalie J Meador
AFFIANT

Subscribed and sworn to before me
this 28 day of June, 2010.

Pat Hutchens
NOTARY PUBLIC
My Commission Expires: 11-7-12

ADDRESS OF NEW OWNER:
Michael S. Bligh, Trustee
Ramirez-Diaz
Revocable Living Trust
5001 Bonnawell Drive
Hermitage, TN 37076
SEND TAX BILLS TO:
New Owner

Map/Parcel 74-16-89

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

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jose E. Ramirez and wife, Maria D. Diaz,** Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Michael S. Bligh, Trustee of the Ramirez-Diaz Revocable Living Trust,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 396 on the Plan of Hermitage Hills, Section Five, of record in book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Beginning with a point in the southerly margin of Bonnawell Drive at the common corners of Lots Nos. 395 and 396; thence with the line between two said lots, 115.0 feet to a point which is the common corner of Lots Nos. 395, 396, and 397; thence with the line between said Lots Nos. 396 and 397, 125.58 feet to a oint in the easterly margin of Plantation Drive; thence along said margin 90.0 feet in a northerly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a northeasterly direction to a point in the southerly margin of Bonnawell Drive; thence along said margin 100.58 feet in an easterly direction to the point of beginning.

Being the same property conveyed to Jose E. Ramirez and wife, Maria D. Diaz by Warranty Deed, from Helon E. Ralls of record in Instrument No. 20040510-0053205, Dated April 27, 2004, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties,

and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 28 day of June, 2010.

Jose E. Ramirez

Jose E. Ramirez

Maria D. Diaz

Maria D. Diaz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jose E. Ramirez, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 28 day of June, 2010.

Notary Public

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

My Commission Expires: 11-7-12

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria D. Diaz , with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 28 day of June, 2010.

Notary Public

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

My Commission Expires: 11-7-12

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 Ramirez-Diaz Revocable Living Trust under a trust agreement dated 28th day of June 2010 which was the date of its execution.

2. The Settlor's address is: 5001 Bonnawell Drive, Hermitage TN 37076

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, TN 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 Lot No. 396 on the Plan of Hermitage Hills, Section Five, of record in Book 3300, Pages 1 and 2, Register's Office for said County.

Beginning with a point in the southerly margin of Bonnawell Drive at the common corners of Lots Nos. 395 and 396; thence with the line between said two lots, 115.0 feet to a point which is the common corner of Lots Nos. 395, 396, and 397; thence with the line between said Lots Nos. 396 and 397, 125.58 feet to a point in the easterly margin of Plantation Drive; thence along said margin 90.0 feet in a northerly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a northeasterly direction to a point in the southerly margin of Bonnawell Drive; thence along said margin 100.58 feet in an easterly direction to the point of beginning.

BEING the same property conveyed to Helon E. Ralls by deed from William J. Parrish, Sr. and wife, Krisda Parrish, of record in Book 5226, Page 853, dated November 22, 1977, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3222, Page 154, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Pages 1 and 2, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5001 Bonnawell Drive, Hermitage, TN 37076

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: TN 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 Ramirez-Diaz Revocable Living Trust.

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

Dated: 28th day of June 2010

Jose E Ramirez

Settlor, Jose E. Ramirez

Maria D Diaz

Settlor, Maria D. Diaz

Trustee, Michael S. Bligh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me on this 28th day of June 2010 by Jose E. Ramirez & Maria D. Diaz Settlor(s) and Michael S. Bligh, Trustee.

Notary Public, Davidson County State of Tennessee
My commission expires 7 day of November, 2012 County of Davidson acting in Davidson County.

Prepared by:
Flor Melgar under the direction of
Jose E. Ramirez
Maria D. Diaz

After recording return to:

Michael S. Bligh
392 Harding Place #250
Nashville TN 37211

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