THIS INSTRUMENT WAS PREPARED BY:

Signature Title Services, LLC
505 East Main Street, Suite B
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

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

Natalie J. Meador
Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 1 DAY OF April 2010.

Notary Public

My Commission Expires: 11-7-12

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

Address of New Owner:
Michael S. Bligh, Trustee
3425 Towneship Road
Antioch, TN 37013

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
150-10-078

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, **Rosa R. Muniz and Alma Muniz and Ana Muniz,** "GRANTORS", by these presents, does hereby quitclaim and convey unto **Michael S. Bligh, Trustee of the Muniz Revocable 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 Davison County, Tennessee, being Lot No. 270 on the Plan of Towne Village of The Country, Section III, as of record in Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee.

Said Lot No. 270 fronts 65 feet on the westerly line and 197.57 feet on the easterly line to a dead line in the rear measuring 65.34 feet thereon.

Being the same property conveyed to Frances W. Rains, unmarried by Warranty Deed dated January 6, 1984, from Randall Phillips Builders, Inc., of record in Book 6211, page 559, Register's Office for Davidson County, Tennessee.

Charles G. Raines executes this instrument as Attorney-In-Fact on behalf of Frances W. Rains, pursuant to the Power of Attorney being recorded by Instrument No. 20051129-0143355 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Being the same property conveyed to Rosa R. Muniz and Alma Muniz and Ana Muniz, by Warranty Deed from Frances W. Rains, Unmarried as recorded the 29th day of November 2005 in Instrument No. 200511290143356 in said Register's Office for Davidson County, Tennnessee.

This is improved property known as 3425 Towneship Road, Antioch, TN 37013.

WITNESS our hands this 1 day of April, **2010.**

Rosa Muniz
Rosa R. Muniz

Alma Muniz
Alma Muniz

Ana Muniz
Ana Muniz

BILL GARRETT, Davidson County
Trans:T20100048164 DEEDQC
Recvd: 08/04/10 16:19 5 pgs
Fees:27.00 Taxes:0.00
20100804-0061533

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Rosa R. Muniz and Alma Muniz and Ana Muniz**, 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 1 day of April, 2010.

Notary Public

My commission expires: 11-7-12

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 Muniz Revocable Living Trust under a trust agreement dated 1st day of April, 2010 which was the date of its execution.

2. The Settlor's address is: 3425 Towneship Road, Antioch TN 37013

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. 270 on the Plan of Towne Village of The Country, Section III, as of record in Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee.

SAID Lot No. 270 fronts 65 feet on the northerly margin of Towneship Road and extends back 109.88 feet on the westerly line and 197.57 feet on the easterly line to a dead line in the rear measuring 65.34 feet thereon.

Being the same property conveyed to Frances W. Rains, Unmarried by Warranty Deed dated January 6, 1984, from Randall Phillips Builders, Inc., of record in Book 6211, page 559, Register's Office for Davidson County, Tennessee.

Charles G. Raines executes this instrument as Attorney-In-Fact on behalf of Frances W. Rains, pursuant to the Power Of Attorney being recorded by Instrument No. 20051129-0143355 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 3425 Towneship Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Muniz Revocable Living Trust.

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

Dated: 1st day of April, 2010

Rosa Muniz
Settlor, Rosa R. Muniz

Alma Muniz
Settlor, Alma Muniz

Ana Muniz
Settlor, Ana Muniz

Michael S Bligh
Trustee, Michael S. Bligh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me on this 1st day of April, 2010 by Rosa R. Muniz, Alma Muniz and Ana Muniz 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
Rosa R. Muniz, Alma Muniz &
Ana Muniz

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