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 6 DAY OF May 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:
Rosie Dominguez, Trustee
458 Clearwater Drive
Nashville, TN 37217

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
150-01-0 178.00

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, **Flor Melgar, Sole Proprietor** "GRANTORS", by these presents, does hereby quitclaim and convey unto **Rosie Dominguez, Trustee of the Melgar F. 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:

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated December 20, 2005, and recorded at Instrument No. 20060208-0015796 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Flor Melgar, Sole Proprietor, by Warranty Deed from The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns, as recorded the 17th day of May 2006 in Instrument No. 200605170058024 in said Register's Office of Davidson County, Tennessee.

This is improved property known as 458 Clearwater Drive, Nashville, TN 37217.

BILL GARRETT, Davidson County
Trans:T20100048164 DEEDQC
Recvd: 08/04/10 16:21 3 pgs
Fees:17.00 Taxes:0.00
20100804-0061535

WITNESS our hands this 26 day of May, **2010.**

Flor Melgar

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Flor Melgar**, 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 6 day of May, 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 Rosie Dominguez, Trustee of the Melgar Revocable Living Trust under a trust agreement dated 6th day of May 2010 which was the date of its execution.

2. The Settlor's address is: 327 Haywood Lane, Nashville Tennessee 37211

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

   Rosie Dominguez 3724 Priest Lake Drive, Nashville, TN 37217

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
   Candy Melgar 327 Haywood Lane, Nashville TN 37211

5. The trust affect real property legally described as:

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated December 20, 2005, and recorded at Instrument No. 20060208-0015796 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Flor Melgar, Sole Proprietor, by Warranty Deed from The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns, as recorded the 17th day of May 2006 in Instrument No. 200605170058024 in said Register's Office of Davidson County, Tennessee.

This is improved property known as 458 Clearwater Drive, Nashville, TN 37217.

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 Rosie Dominguez Trustee of the Rosie Dominguez, Trustee of the Melgar Revocable Living Trust.

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

Dated: 6th day of May 2010

Settlor, Flor Melgar

Settlor,

Trustee, Rosie Dominguez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me on this 6th day of May 2010 by Flor Melgar, Settlor(s) and Rosie Dominguez, 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
Flor Melgar

After recording return to:

Rosie Dominguez
3724 Priest Lake Drive
Nashville TN 37217

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