BILL GARRETT, Davidson County
Trans:T20100050383 DEEDQC
Recvd: 08/13/10 14:55 4 pgs
Fees:22.00 Taxes:0.00

20100813-0064145

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 30 day of July, 2010.

Maria Alfaro
NOTARY PUBLIC
My Commission Expires: 05/06/2013

ADDRESS OF NEW OWNER:
Michael S. Bligh, Trustee
Iraheta Revocable Living Trust
2728 Druid Dr.
Nashville, TN 37210
SEND TAX BILLS TO:
New Owner

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Map/Parcel: 119-10-0 134.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Morena Iraheta and Nelson Iraheta, husband and wife**, 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 Iraheta Revocable Living Trust,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Hidden Acres, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description .

Being the same property conveyed to Morena Iraheta, a married woman, by Cash Deed, from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20040805-0094503, Dated July 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 30 day of July, 2010.

Morena Iraheta
Morena Iraheta

Nelson Iraheta

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Morena Iraheta, 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 30 day of July, 2010.

Maria Alfaro
Notary Public

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

My Commission Expires: 05/06/2013

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nelson Iraheta, 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 30 day of July, 2010.

Maria Alfaro
Notary Public

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

My Commission Expires: 05/06/2013

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 Iraheta Revocable Living Trust under a trust agreement dated 30th of July, 2010 which was the date of its execution.

2. The Settlor's address is: 2728 Druid Drive, Nashville TN 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, 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. 48 on the plan of Hidden Acres, of record in Book 1130, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Property Address:	**2728 Druid Drive, Nashville, TN 37210**
Owner's Name:	**MORENA IRAHETA**
Owner's Address:	**700 B Blackstone Ave, Madison, TN 37115**
Mail Tax Bill to:	Owner at Property Address
Parcel No.:	**119-10-0 134.00**

THIS DEED IS NOT TO BE IN EFFECT UNTIL: July 28, 2004

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated June 2, 2004, and recorded at Instrument No. 20040617-0071691 in the Register's Office of **Davidson** County, Tennessee.

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 Iraheta Revocable Living Trust.

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

Dated: 30th of July, 2010

Morena Iraheta
Settlor, Morena Iraheta

Settlor, Nelson Iraheta

Trustee, Michael S. Bligh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me on this 30th of July, 2010 by Morena Iraheta, Nelson Iraheta Settlor(s) and Michael S. Bligh, Trustee.

Notary Public, Davidson County State of Tennessee
My commission expires 6 day of May, 203 County of Davidson acting in Davidson County.

NYRIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Prepared by:
Flor Melgar under the direction of
Morena Iraheta
Nelson Iraheta

After recording return to:

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

Maria Alfaro