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 26 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
5141 Pebble Creek Drive
Antioch TN 37013

Send Tax Bill To:
New Owner
Same

Map/Parcel Numbers:
149-73-6

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, **GEORGINA ZEPEDA** , "GRANTORS", by these presents, does hereby quitclaim and convey unto **MICHAEL S. BLIGH, TRUSTEE OF THE ZEPEDA 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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Canyon Ridge, of record in Instrument No. 20031218-0180512, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to T.F. Homes, LLC by deed of record in Instrument No. 20031218-0180512, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Georgina Zepeda by Warranty Deed from T. F. Homes, LLC as recorded on the 5th day of September, 2002 in Instrument No. 20040805-0094415, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100050383 DEEDQC
Recvd: 08/13/10 14:57 3 pgs
Fees:17.00 Taxes:0.00
20100813-0064148

This is **improved** property known as **5141 Pebble Creek Drive, Antioch TN 37013**

TO HAVE AND TO HOLD the said tract/parcel of land, with the appurtenances, estate title and interest therein belonging to said Grantee, his heirs and/or successors and assigns, forever. The Grantor makes no covenants and/or warranties with said Grantees and said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect title to said property.

WITNESS our hands this 26 day of April, **2010**

GEORGINA ZEPEDA

STATE OF TENNESSEE
COUNTY OF
Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **GEORGINA ZEPEDA** , 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 26 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

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 Zepeda Revocable Living Trust under a trust agreement dated 26th day of April 2010 which was the date of its execution.

2. The Settlor's address is: 5141 Pebble Creek Drive, Antioch Tennessee 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, 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, 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. 106 on the Plan of Canyon Ridge, of record in Instrument No. 20031218-0180512, Register's Office for said County, to which reference is made for a more complete description.

   Being the same property conveyed to T.F. Homes, LLC by deed of record in Instrument No. 20031218-0180512, Register's Office for Davidson County, Tennessee.

   Being the same property conveyed to Georgina Zepeda by Warranty Deed from T. F. Homes, LLC as recorded on the 5th day of September, 2002 in Instrument No. 20040805-0094415, in the Register's Office for Davidson County, Tennessee.

   This is **improved** property known as **5141 Pebble Creek Drive, Antioch TN 37013**

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 Zepeda Revocable Living Trust.

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

Dated: 26th day of April 2010

Settlor Georgina Zepeda

Settlor

Trustee Michael S. Bligh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me on this 26th day of April 2010 by Georgina Zepeda, Settlor(s) and Michael S. Bligh, Trustee.

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

Prepared by:
Natalie Meador

After recording return to:
Michael S. Bligh

PATRICIA GUTIERREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2010