BILL GARRETT, Davidson County
Trans:T20100074178 DEEDQC
Recvd: 11/23/10 09:36 4 pgs
Fees:22.00 Taxes:0.00
20101123-0093680

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.

AFFIANT

Subscribed and sworn to before me
this 1st day of September 2010.

NOTARY PUBLIC
My Commission Expires: 5/20/14

ADDRESS OF NEW OWNER:
Michael S. Bligh, Trustee
Dominguez
Revocable Living Trust
308 Eastport Court
Antioch, TN 37013
SEND TAX BILLS TO:
New Owner

Map/Parcel:151-090B-235.00CO

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Douglas Dominguez and Karla K. Dominguez, 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 Dominguez Revocable Living Trust,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 169, on the Plan of Lakeside Cove at Percy Priest, Phase 3, of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Douglas Dominguez, a married man, by Warranty Deed, from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20070530-0064271, Dated May 25, 2007, 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 1st day of Sept, 2010.

Douglas Dominguez

Karla Dominguez
Karla K. Dominguez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Douglas Dominguez, 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 1st day of September, 2010.

Natalie J. Meador
Notary Public

My Commission Expires: 5/20/14

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Karla K. Dominguez, 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 1st day of September, 2010.

Natalie J. Meador
Notary Public

My Commission Expires: 5/20/14

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

Certificate of Trust Existence and Authority

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, being first duly sworn, certifies as follows:

He/she/they is/are the Settlor(s) of the **Michael S. Bligh, Trustee of the Dominguez Revocable Living Trust** under a trust agreement dated 1st day of September 2010 which was the date of its execution.

2. The Settlor's address is: **3724 Priest Lake Drive, Nashville, TN 37217**

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

Michael S. Bligh 392 Harding Place Ste 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:

Eunice Chavez 109 Hide A Way Drive Nashville TN 37217
Patricia Gutierrez 4928 Linbar Drive, Suite 201, Nashville TN 37211

5. The trust affect real property **legally described** as:

Land in Davidson County, Tennessee, being Lot No. 169, on the Plan of Lakeside Cove at Percy Priest, Phase 3, of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Douglas Dominguez, a married man, by Warranty Deed, from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20070530-0064271, Dated May 25, 2007, Register's Office for 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 provide 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 Dominguez Revocable Living Trust.

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

   IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this, the 1st day of Sept., 2010

Settlor, Douglas Dominguez

Trustee, Michael S. Bligh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Douglas Dominguez and Michael S. Bligh, 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 this 1st day of September, 2010.

Notary Public

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

My Commission Expires: 5/20/14

Prepared by & After recording return to:

Michael S. Bligh, Attorney At Law
392 Harding Place Ste 250
Nashville TN 37211