This instrument Prepared by
And Return To:

Fearnley and Califf, PLLC
565 Marriott Drive, Suite 850
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20110002914 DEEDQC
Recvd: 01/14/11 10:29 3 pgs
Fees:17.00 Taxes:0.00
20110114-0003990

TAX PARCEL NO.: **92-10-258**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Jose M Orellana and wife, Marina Rodriguez-Orellana,** party of the first part, for and in consideration of One Hundred Dollars ($100.00) cash in hand paid and other good and valuable consideration, does hereby bargain, sell, remise, release, quit claim and convey unto, **Michael S Bligh, Trustee of the Orellana Family Revocable Living Trust,** all of their interest in and to the following described real property situated in Davidson County, Tennessee, to wit:

Being the westerly 40 feet of Lot no 4 and the easterly 5 feet of Lot No 5, Block "D" on the Plan of M.B. and M.S. Pilcher's Resubdivision of the Matthew Barrow Lands of record in Book 57, Page 151, Register's Office for Davidson County, Tennessee described as follows:

Said parts of Lots Nos. 4 and 5 front together on the southerly side of Delaware Avenue, formerly Short or Craft Street, and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to grantee by Warranty Deed date 01/27/06 at Instrument No. 20060131-0012~~500~~055 in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have executed this instrument this the 1st day of October, 2010.

Jose M Orellana — **Jose M. Orellana**

Marina Rodriguez Orellana — **Marina Rodriguez-Orellana**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2010, before me, Natalie J. Meador personally appeared, **Jose M Orellana and wife, Marina Rodriguez-Orellana,** to me personally known (or proved to me on the basis of Satisfactory Evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2010.

My commission expires: 5/20/14 Natalie J Meador (seal)
Notary Public

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

I or we do herby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed before me this 1st day of October, 2010.

My commission expires: 5/20/14 Natalie J Meador (seal)
Notary Public

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

PROPERTY ADDRESS: 2709 Delaware Avenue, Nashville, TN 37209-4015
PROPERTY OWNER: , **Michael S Bligh, Trustee of the Orellana Family Revocable Living Trust**
OWNER'S ADDRESS: 2709 Delaware Avenue, Nashville, TN 37209-4015
MAIL TAX BILLS TO: Owner At Property Address

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 Orellana Family Revocable Living Trust** under a trust agreement dated 18th day of September, 2010 which was the date of its execution.

2. The Settlor's address is: **2709 Delaware Avenue, Nashville TN 37209**

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:

   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:

Being the westerly 40 feet of Lot No. 4 and the easterly 5 feet of Lot No. 5, Block "D" on the Plan of M.B. and M.S. Pilcher's Resubdivision of the Matthew Barrow Lands of record in Book 57, Page 151, Register's Office for Davidson County, Tennessee described as follows:

Said parts of Lots Nos. 4 and 5 front together on the southerly side of Delaware Avenue, formerly Short or Craft Street, and run back between parallel lines 150 feet to an alley.

Being all of the property conveyed to Byrd Remodeling, Inc., by Deed of record in Instrument No. 20050822-0099987, dated 8/19/05; said Register's Office; And also being the same property conveyed to Homer Singleton, Jr. and Ernestine Singleton-Johnson by Deed of record in Book 7096, page 902; dated 1/6/87; said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

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 Orellana Family 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 18 day of Sep, 2010

Jose Morellana marina Rodriguez Orellana

Settlor, Jose M. Orellana

Michael S. Bligh Trustee

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 Jose M. Orellana 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 18th day of SEPTEMBER, 2010.

Natalie J. Meador

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 #250
Nashville TN 37211