BILL GARRETT, Davidson County
Trans:T20110005684 DEEDQC
Recvd: 01/28/11 11:32 4 pgs
Fees:22.00 Taxes:0.00
20110128-0007826

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 5 day of June, 2010.

NOTARY PUBLIC
My Commission Expires: 5/20/14

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

ADDRESS OF NEW OWNER:
Michael S. Bligh, Trustee
Vasquez-Soto
Revocable Living Trust
104 Bess Court South
Antioch, TN 37013
SEND TAX BILLS TO:
New Owner

Map/Parcel: 162-6-371

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jose Vasquez-Soto,** a single man, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Michael S. Bligh, Trustee of the Vasquez-Soto Revocable Living Trust,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 82, on the Plan of Bess Estates, Section II of record in Plat Book 4675, page 5, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Jose Vasquez-Soto, a single man by Warranty Deed, from Paul R. Hartman and Denise J. Hartman, husband and wife, of record in Instrument No. 20050816-0097125, Dated August 12, 2005, 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 5th day of June, 2010.

Jose Vasquez-Soto

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jose Vasquez-Soto, 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 5 day of June, 2010.

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:

1. He/she/they is/are the Settlor(s) of the Michael S. Bligh, Trustee of the Vasquez-Soto Revocable Living Trust under a trust agreement dated 26 day of June, 2010 which was the date of its execution.

2. The Settlor's address is: 104 Bess Court South, 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 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. 82, on the plan of Bess Estates, Section II, as shown on plat of record in Plat Book 4675, Page 5, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID Lot No. 82 fronts 136.23 feet on the northerly margin of Bess Court South and extends back 117.68 feet on the easterly line and 63.38 feet on the westerly line to a dead line in the rear, measuring 83.16 feet thereon.

Being the same property conveyed to Paul R. Hartman and Denise J. Hartman, husband and wife, by Deed from Dan Duer et ux, Janie Duer, dated July 8, 1977, of Record in Book 5169, Page 837, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved (XX) property, known as 104 Bess Court South, 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 Vasquez-Soto Revocable Living Trust.

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

Dated: 5th day of June 2010

Settlor, Jose Vasquez-Soto

Settlor

Trustee, Michael S. Bligh

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me on this 5th day of June 2010 by Jose Vasquez-Soto, Settlor(s) and Michael S. Bligh, Trustee.

Notary Public, Davidson County State of Tennessee
My commission expires 20 day of May, 2014
County of Davidson acting in Davidson County.

Prepared by: Michael S. Bligh, Atty. at Law

After recording return to:
Michael S. Bligh, Attorney At Law
392 Harding Place #250
Nashville Tennessee 37211