BILL GARRETT, Davidson County
Trans:T20110019869 DEEDQC
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Fees:17.00 Taxes:0.00
20110405-0026198

This instrument Prepared by
And Return To:
Fearnley and Califf, PLLC
565 Marriott Drive, Suite 850
Nashville, TN 37214

TAX PARCEL NO.: **162-03-0 079.00**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **Anibal J. Bonilla, Unmarried,** party of the first part, for and in consideration of Ten Dollars ($10.00) 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 Bonilla Revocable Living Trust** all of her interest in and to the following described real property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No 5, on the plan of Section One, Colewood Hills, as shown by plat appearing of record in Plat Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to **Anibal J. Bonilla** by Quit Claim Deed in Instrument No. 20070117-0006811 in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have executed this instrument this the 23 day of March, 2011.

Anibal J. Bonilla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of March, 2011, before me, Patricia Gutierrez personally appeared **Anibal J. Bonilla**, to me personally known (or proved to me on the basis of Satisfactory Evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of March, 2011.

My commission expires: 11-07-2012 _____ (seal)
Notary Public

PATRICIA GUTIERREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

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 23 day of March, 2011.

My commission expires: 11-07-2012 _____ (seal)
Notary Public

PATRICIA GUTIERREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

PROPERTY ADDRESS: 5009 McLendon Drive, Antioch, TN 37013
PROPERTY OWNER: Michael S Bligh, Trustee of the Bonilla Revocable Living Trust,
OWNER'S ADDRESS: 5009 McLendon Drive, Antioch, TN 37013
MAIL TAX BILLS TO: Michael S Bligh, Trustee of the Bonilla Revocable Living Trust,
5009 McLendon Drive, Antioch, TN 37013

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 Bonilla Revocable Living Trust** under a trust agreement dated 3rd of January, 2011 which was the date of its execution.

2. The Settlor's address is: **5009 McLendon Drive, Antioch TN 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, 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 all of Lot No. 5, on the Plan of Section One, Colewood Hills, as shown by plat appearing of record in Plat Book 4300, Page 130, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to David M. Dixon and wife, Naomi J. Dixon by Warranty Deed dated February 28, 1995 of record in Book 9609, Page 455, 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 Bonilla 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 23 day of March, 2011.

Settlor, Anibal J. Bonilla

Settlor

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 Anibal J. Bonilla 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 23 day of March, 2011.

Notary Public

PATRICIA GUTIERREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

My Commission Expires: 11-07-2012

Prepared by & After recording return to:

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