BILL GARRETT, Davidson County
Trans:T20110035551 DEEDQC
Recvd: 06/14/11 15:44 3 pgs
Fees:17.00 Taxes:0.00
20110614-0045590

This instrument Prepared by
And Return To:

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

TAX PARCEL NO.: **13514C22CO**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Irma Villanueva, 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 Villanueva 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 Lot NO 22 on the Plan of Ransom Village, of record in Plat Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to grantee by Warranty Deed dated 01/16/07 at Instrument No. 20070119-0007830 in the Register's Office for Davidson County, Tennessee. Grantor is "Unmarried" and warrants that she was erroneously referred to as "married" in Warranty deed at Instrument No 20070119-0007830.

IN TESTIMONY WHEREOF I have executed this instrument this the 12th day of May, 2011.

Irma Villanueva
Irma Villanueva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2011, before me, NATALIE J. MEADOR, personally appeared, **Irma Villanueva**, 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 12th day of May, 2011.

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 20, 2014

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 12th day of May, 2011.

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 20, 2014

PROPERTY ADDRESS: 625 Ransom Village Way, Antioch, TN 37013
PROPERTY OWNER: , **Michael S Bligh, Trustee of the Villanueva Revocable Living Trust**
OWNER'S ADDRESS: 625 Ransom Village Way, Antioch, TN 37013
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:

1. He/she/they is/are the Settlor(s) of the **Michael S. Bligh, Trustee of the Villanueva Revocable Living Trust** under a trust agreement dated 12th day of May, 2011 which was the date of its execution.

2. The Settlor's address is: **625 Ransom Village Way, 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 Lot No. 22 on the Plan of Ransom Village, of record in Plat Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edwar Hakeem and Nagwa Salama, husband and wife by deed (DB) from Alvin D. Farless, Married and Debra Farless, Unmarried of record in Book 11421, Page 815 on 03/25/1999 and filed for record on 04/07/1999, Register's Office for said County.

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 Villanueva 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 12th day of May, 2011.

Settlor, Irma Villanueva

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 Irma Villanueva 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 12th day of May, 2011.

Notary Public

My Commission Expires: 5/20/14

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

Prepared by & After recording return to:

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