This instrument Prepared by
And Return To:

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

BILL GARRETT, Davidson County
Trans:T20110051547 DEEDQC
Recvd: 08/22/11 12:26 3 pgs
Fees:17.00 Taxes:0.00
20110822-0064776

TAX PARCEL NO.: **164070A09100CO**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Jonica K Cowan, 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 Cowan 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 299 on the Final Plat, Section One, Harvest Grove, as shown in plat of record in Instrument No. 20060726-0090037 and as amended in 20061116-0142300, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to grantee by Warranty Deed dated 07/3/07 at Instrument No. 20070716-0084178 the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have executed this instrument this the 3 day of July, 2011.

Jonica K Cowan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of July, 2011, before me, NATALIE J. MEADOR, personally appeared, **Jonica K Cowan,** 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 3rd day of July, 2011.

My commission expires: 5/20/14

Notary Public (seal)

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 3rd day of July, 2011.

My commission expires: 5/20/14

Notary Public (seal)

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

PROPERTY ADDRESS: 144 Grovedale Trace, Antioch, TN 37013
PROPERTY OWNER: **Michael S Bligh, Trustee of the Cowan Revocable Living Trust**
OWNER'S ADDRESS: 144 Grovedale Trace, 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 Cowan Revocable Living Trust** under a trust agreement dated 5th day of July, 2011 which was the date of its execution.
2. The Settlor's address is: ~~3225~~ 1304 **N. Grapevine Mills Blvd #2225, Grapevine TX 76051**
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, Nashville, TN 37211

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

   Land in Davidson County, Tennessee, being all of lot no. 299 on the Final plat, section one, Harvest Grove, as shown on plat of record in Instrument no. 20060726-0090037 and as amended in 20061116-0142300, Register's Office for Davidson County, Tennessee.

   Being part of the same property conveyed to Greenvale Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated 08/09/06 of record in Instrument No. 20060815-0100390, 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.

JKC

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 Cowan 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 5th day of July, 2011.

Settlor, Jonica K. Cowan

Settlor

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 Jonica K. Cowan 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 5th day of July, 2011.

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