This instrument Prepared by
And Return To:

Fearnley and Califf, PLLC
25 Century Blvd, Ste 212
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20110077316 DEEDQC
Recvd: 12/07/11 10:50 3 pgs
Fees:17.00 Taxes:0.00
20111207-0095460

Parcel No: **133-8-172**

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS, That, **Roberto Nieto, an unmarried man**, party of the first part, for and in consideration of One Dollars ($1.00) 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 Nieto Revocable Living Trust**, all of his interest in and to the following described real property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the plan of Phase I, Valley View Terrace, of record in Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to grantor by virtue of Warranty Deed dated 11/13/06 and recorded at Instrument No. 20061208-0151967 in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have executed this instrument this the 18th day of November, 2011.

Roberto Nieto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned Notary Public in and for said County and State, **Roberto Nieto**, the named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Deed of Trust for the purposes therein contained.

WITNESS MY HAND and official seal of office in Davidson County, Tennessee, this 18th day of November, 2011.

Natalie J. Meador (seal)
Notary Public

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

My Commission Expires: 5/20/14

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 $1.00.

Affiant

Subscribed before me this 18th day of November, 2011.

Natalie J. Meador (seal)
Notary Public

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

My Commission Expires: 5/20/14

Property Address known as: 213 Norway Terrace, Nashville, TN 37211
Owner's Name: **Michael S Bligh, Trustee of the Nieto Revocable Living Trust**
Owner's Address: 213 Norway Terrace, Nashville, TN 37211
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 Nieto Revocable Living Trust** under a trust agreement dated 18th day of November, 2011 which was the date of its execution.

2. The Settlor's address is: **213 Norway Terrace, Nashville TN 37211**

3. The name(s) and address(es) of all persons who are now trustees are as follows:

   Michael S. Bligh 92 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:

   William Munguia 1400 Rice Hill Road, Antioch, TN 37013
   Patricia Gutierrez 4928 Linbar Drive, Nashville, TN 37211

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

Land in Davidson County, Tennessee, being Lot No. 86 on the plan of Phase I, Valley View Terrace, of record in Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to grantor by virtue of Warranty Deed dated 11/13/06 and recorded at Instrument No. 20061208-0151967 in the 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 Nieto 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 18th day of November, 2011.

Settlor, Roberto Nieto

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 Roberto Nieto, 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 November, 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
92 Harding Place #250
Nashville TN 37211