BILL GARRETT, Davidson County
Trans:T20130074330 DEEDQC
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Fees:17.00 Taxes:0.00
20130828-0090641

This Instrument Prepared By & Return To:
Fearnley and Califf, 25 Century Blvd, Ste 212 Nashville, TN 37214

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Manuel Navarrete and Rosa E Navarrete, a married couple**, 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 Navarrete Revocable Living Trust,** all of their interest in and to the following described real property situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Lot No 99, Towne Village of the Country, Section One, Plat Book 5200, Page 55 & 56, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to **Grantor** by Warranty Deed recorded Instrument No 20060829-0106854 in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have executed this instrument this the 16th day of December, 2012.

Manuel Navarrete
Manuel Navarrete

Rosa E Navarrete
Rosa E Navarrete

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before personally appeared, **Manuel Navarrete and Rosa E Navarrete,** to me personally known (or proved to me on the basis of Satisfactory Evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of December, 2012.

My commission expires: 5/20/14

Natalie J. Meador
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 16th day of December, 2012.

My commission expires: 5/20/14

Natalie J. Meador
Notary Public (seal)

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

TAX PARCEL NO.: **150-07-0-0-015.00**

PROPERTY ADDRESS: 3240 New Town Road, Antioch, TN 37013
PROPERTY OWNER: **Michael S Bligh, Trustee of the Navarrete Revocable Living Trust**
OWNER'S ADDRESS: 3240 New Town Road, Antioch, TN 37013
MAIL TAX BILLS TO: Owners at Owners' 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 Navarrete Revocable Living Trust** under a trust agreement dated 16th day of December, 2012 which was the date of its execution.

2. The Settlor's address is: **805 Watson Street, Aurora IL 60505**

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:

   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:

Lot No 99, Towne Village of the Country, Section One, Plat Book 5200, Page 55 & 56, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

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 Navarrete 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 16th day of December, 2012.

Settlor, Manuel Navarrete

Settlor Rosa E. Navarrete

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 Manuel Navarrete, Rosa E. Navarrete 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 16th day of December, 2012

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