BILL GARRETT, Davidson County
Trans:T20150024685 DEEDWARR
Recvd: 04/06/15 08:57 2 pgs
Fees:13.00 Taxes:703.00
20150406-0029216

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0183HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2015.

Notary Public
Commission Expires: 10-18-16

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffrey L. Burch 617 Ronnie Road Madison, TN 37115	OWNERS	042-07-0-082.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Raymond Leland Flannigan, Trustee for the benefit of Raymond Leland Flannigan under the terms of The Raymond Leland Flannigan and Revocable Living Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey L. Burch and Jeffrey E. Kelly, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section Two, Haven Acres, of record in Book 2331, Page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Raymond Leland Flannigan and Linda Lou Flannigan, Trustees for the benefit of Raymond Leland Flannigan and Linda Lou Flannigan, tenants in common under the terms of The Raymond Leland Flannigan and Linda Lou Flannigan Revocable Living Trust, by Quitclaim Deed from Raymond Leland Flannigan and wife, Linda Lou Flannigan, dated 2/13/05 and recorded 2/13/06 in Instrument Number 20060213-0017356; and the same property previously conveyed to Raymond L. Flannigan and wife, Linda L. Flannigan by Warranty Deed from Cyrus L. Booker and wife, Cherie Booker, dated 6/28/96 and recorded 7/5/96 in Book 10111, Page 878, Register's Office for Davidson County, Tennessee. The said Linda Lou Flannigan died on January 6, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 617 Ronnie Road, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30 day of March, 2015.

Raymond Leland Flannigan, Trustee for the benefit of Raymond Leland Flannigan under the terms of The Raymond Leland Flannigan and Revocable Living Trust

Raymond Leland Flannigan Trustee
Raymond Leland Flannigan, Trustee

STATE OF ILLINOIS
COUNTY OF Perry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Raymond Leland Flannigan, Trustee for the benefit of Raymond Leland Flannigan under the terms of The Raymond Leland Flannigan and Revocable Living Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DuQuoin, Illinois this 30th day of March, 2015.

Carol Millikin
Notary Public
My Commission Expires: 2-1-16

"OFFICIAL SEAL"
CAROL MILLIKIN
(Notary Seal)
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02-01-2016