Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 086 09 0 005.00

BILL GARRETT, Davidson County
Trans:T20160057207 DEEDWARR
Recvd: 07/06/16 08:15 3 pgs
Fees:17.00 Taxes:0.00
20160706-0068787

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
HOLLIS RUSSELL FLANAGAN and	*	Hollis Russell Flanagan
JANET F. FLANAGAN, Trustees of the	*	Janet F. Flanagan
FLANAGAN REVOCABLE LIVING TRUST	*	2980 Kingston Circle S.
105 Schooner Court	*	Mt. Juliet, TN 37122
Hermitage, TN 37076	*	

The GRANTORS, **HOLLIS R. FLANAGAN and wife, JANET F. FLANAGAN, as tenants by the entirety,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

HOLLIS RUSSELL FLANAGAN and JANET F. FLANAGAN, Trustees of the FLANAGAN REVOCABLE LIVING TRUST, dated June 27, 2016

The FLANAGAN REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Lot No. 78-A, on the Zone Lot Division of Lakeside Woods Estates, Section Two of Lots 78 and 79, as of record in Plat book 6900, Page 243, amending in Book 6200, Page 461, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to HOLLIS R. FLANAGAN and wife, JANET F. FLANAGAN, by deed of record as Instrument Number 20050906-0106913 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 27th day of June, 2016, by the undersigned.

Hollis R. Flanagan

HOLLIS R. FLANAGAN

Janet F. Flanagan

JANET F. FLANAGAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **HOLLIS R. FLANAGAN and JANET F. FLANAGAN** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 27th day of June, 2016.

Larry R. Bray

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 3-1-2017

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Harris R. Flanagan

AFFIANT

Subscribed and sworn to before me this 27th day of June, 2016.

Larry R Bray

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 3-1-2017