Box 17

File No. 251000552

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

LAURIA A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/12/05 15:14 3 pgs
Fees:18.00 Taxes:582.75

20051212-0149185

THIS INSTRUMENT WAS PREPARED BY:
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Pence	Michael W. Pence	183-39.00 & 40.00
(NAME)	(NAME)	
1050 Bewley Hollow Road	same	
(ADDRESS)	(ADDRESS)	
Elizabethtown, KY 42701	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Charles Michael James, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Michael W. Pence and wife, Patsy A. Pence and Robert S. Rininger and wife, Tonya Rininger**, HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to: Restrictive Covenants of record in Book 9842, Page 809; Permanent Easement for fill grading and access of record in Instrument No. 20020819-0099783; Permanent Easement to Nashville Gas of record in Book 9909, Page 294; all matters shown on plat of record in Plat Book 4175, Page 143; all in the Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of the Grantor.

This conveyance is further 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.

☒ unimproved

This is improved ☐ property, known as Lots 2 & 3 Duke's Hidden Meadows, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of December, 2005.

Charles Michael James

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles Michael James the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of December, 2005.

Commission expires: 6-22-09

Notary Public

File Number: 251000552

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

File No.: 251000552

EXHIBIT A

Property lying in southeastern Davidson County, Tennessee, and bounded on the north and east by Muci Drive, on the south by property belonging to Bruce Gold of record in Deed Book 11668, Page 158 and by property belonging to Robert Reininger of record in Instrument No. 20030113-0005121, said Register's Office, and by Old Hickory Blvd. and more particularly described as follows:

LOT #3:

Beginning on an iron pin set on the west margin of Muci Drive (having a 60' R.O.W.) and the terminus of Muci Drive; thence, leaving the west margin of Muci Drive with Gold's north line, N-82°05'00"-W, 227.43' to an iron pin set in a rock pike in the old fence; thence, N-11°09'00"-E, with the east line of Lot 2 of this survey, 177.43' to an iron pin on the south margin of Muci Drive; thence, with the south margin of said Drive; thence, S-78°51'00"-E, with the south margin of said road 52.82' to an iron pin set on the west margin of Muci Drive; thence, around a curve to the right with a radius of 174.99', an arc distance of 264.05' and with a chord bearing S-35°28'50"-E and a chord distance of 239.70' to an iron pin set on the west margin of Muci Drive, the point of beginning and containing 0.742 acres, more or less, or 32,313 sq. ft., according to a survey by Galyon W. Northcutt, TN RLS#1529, dated November 21, 2005 and revised December 5, 2005.

LOT #2:

Beginning on an iron pin set at the intersection of the east margin of Old Hickory Boulevard and the south margin of Muci Drive; thence, with the south margin of Muci Drive, S-78°51'00"-E, 168.75' to an iron pin at the northeast corner of this lot and the northwest corner of Lot #3 of this survey; thence, leaving the south margin of Muci Drive with the west property line of Lot 3, S-11°09'00"-W, 177.43' to an iron pin set in a rock pile at the southwest corner of Lot 3 and the southeast corner of Lot 2; thence, N-82°05'00"-W, 186.88' to an iron pin set on the east margin of Old Hickory Boulevard; thence, with the east margin of Old Hickory Boulevard, N-16°34'10"-E, 188.81' to an iron pin, the point of beginning and containing 0.744 acres, more or less, 32,3413 sq. ft., according to a survey by Galyon W. Northcutt, TN RLS# 1529, dated November 21, 2005 and revised December 5, 2005.

These two (2) lots are subject to a "Slope Easement" that is adjacent to and generally parallel with the southerly margin of Muci Drive. The easement extends southwardly approximately 40' to an irregular line running generally parallel with the southern margin of Muci Drive.

Being the same property conveyed to Charles Michael James by Warranty Deed dated August 16, 2002 of record in Instrument No. 20020819-0099783, Register's Office for Davidson County, Tennessee.