WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170047924 DEEDWARR
Recvd: 06/06/17 10:31 2 pgs
Fees:13.00 Taxes:575.97

20170606-0056513

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,666.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: August 15, 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Howard W. Pence, P.O. Box 2005, Elizabethtown, Kentucky 42701

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Patsy A. Pence Revocable Living Trust Dated the ___ day of_____, 2017	Michael W. Pence	MAP 148-8
(NAME) 1050 Bewley Hollow Road	(NAME) 1050 Bewley Hollow Road	PARCEL 209
(ADDRESS) Elizabethtown, KY 42702	(ADDRESS) Elizabethtown, KY 42702	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HOWARD PENCE, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAGINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY **AN UNDIVIDED ONE-SIXTH (1/6) INTEREST** UNTO **THE PATSY A. PENCE REVOCABLE LIVING TRUST DATED THE 18 DAY OF April, 2017**, ITS SUCCESSORS AND ASSIGNS, HEREINAFTER CALLED THE GRANTEE, IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Civil District of Davidson County, Tennessee, being composed of two tracts, one being known as Tract No. 3 in the Division of the Barnes Heirs land not of record and the other being a part of a tract of 68 acres more or less described together according to a sketch made by John M. Sullivan May 23, 1950 as follows:

Beginning at a point in the center line of Hobson Pike at the northwest corner of a tract of 22.12 acres conveyed to Lillie Johnson Turner, by deed from R. T. Briley and wife, of record in Book 1850, Page 409; thence with the center line of Hobson Pike, West 1071.66 feet more or less; thence South 2549.25 feet more or less; thence East 1443.75 feet more or less; thence North 833.25 feet more or less to a corner of the Turner land above mentioned; thence with the line as follows: North 63 deg. 23' West 41.5 feet; North 1 deg. 54' East 359.7 feet; North 53 deg. 46' West 844.8 feet; North 27 deg. 32' East 920 feet to the point of beginning, containing 66.72 acres more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND conveyed to Lori Postal by deed from Robert J. Lenard of record in Book 11180, Page 937, Register's Office for Davidson County, Tennessee:

Beginning at an iron rod situated in the southerly margin of Old Hickory Boulevard, said point being the northeast corner of the Mary Marguerite Turner King property of record in Book 4221, page 446, R.O.D.C., TN; thence, along said road, along a curve to the right, having a central angle of 12 deg. 56' 48", a radius of 794.58 feet, a tangent of 90.16 feet, a length of 179.55 feet, and having a chord which bears South 70 deg. 13' 53" East, a distance of 179.16 feet to an iron rod; thence along said road, along a curve to the left having a central angle of 19 deg. 56' 19", a radius of 790.24 feet, a tangent of 138.90

feet, a length of 275.00 feet, and having a chord which bears South 73 deg. 43' 39" East, a distance of 273.61 feet to an iron rod; thence, along said road, along a curve to the right, having a central angle of 01 deg. 27' 09", a radius of 3283.97 feet, a tangent of 41.63 feet, a length of 83.25 feet, and having a chord which bears South 82 deg. 58' 20" East, a distance of 83.25 feet to an iron rod; thence leaving said road, South 05 deg. 21' 04" West, a distance of 459.28 feet to an iron rod; thence North 84 deg. 38' 56" West a distance of 109.42 feet to an iron rod; thence South 04 deg. 18' 04" West, a distance of 1564.24 feet to an iron rod; thence, North 85 deg. 41' 56" West, a distance of 380.66 feet to an iron rod; thence North 04 deg. 18' 04" East, a distance of 80.00 feet to an iron rod; thence, North 01 deg. 54' 40" East, a distance of 208.90 feet to an iron rod; thence, North 03 deg. 36' 57" East, a distance of 112.16 feet to an iron rod; thence, North 04 deg. 20' 12" East, a distance of 367.09 feet to an iron rod; thence, North 02 deg. 59' 35" East, a distance of 482.97 feet to an iron road; thence North 04 deg. 49' 41" East, a distance of 251.81 feet to an iron rod; thence, North 03 deg. 42' 34" East, a distance of 627.36 feet to the point of beginning and containing 20.026 acres of land more or less.

Being the same property conveyed to Mike Pence, and wife, Patsy Pence; Howard W. Pence and wife, Frances Pence; and David Pence and wife, Donna Pence, by Deed dated August 4, 2006, of record as Instrument No. 20060814-0100053, in the Office of the Register of Davidson County, TN. Frances Pence thereafter died on July 30, 2016, and as tenants by entirety, Howard W. Pence became the owner of the portion of the property owned by Frances Pence.

The legal description is the same as the previous deed of record.

Subject to right of way for Hobson Pike.

Taxes for the year 2017 are prorated and assumed by the Grantee herein.

This is improved property, known as 13905 Old Hickory Boulevard, Antioch, TN 37013.

TO HAVE AND TO HOLD the said **ONE-SIXTH (1/6) INTEREST** in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to said GRANTEE, its successors 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 5th day of May, 2017.

Howard W. Pence

HOWARD W. PENCE

STTE OF KENTUCKY
COUNTY OF HARDIN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Howard W. Pence, the Grantor, with whom I am personally acquainted 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 and official seal at Radcliff, Kentucky, this 5th day of May, 2017.

Commission expires: August 15, 2018

R.T. Ly Arnold

Notary Public

