WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170047924 DEEDWARR
Recvd: 06/06/17 10:33 2 pgs
Fees: 13.00 Taxes: 246.67
20170606-0056516

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

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 Donna N. Pence Revocable Living Trust Dated the 18th day of April, 2017	David L. Pence	MAP 182
(NAME) 1064 W. Bryan Road	(NAME) P. O. Box 2005	PARCEL 41
(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 W. PENCE, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAGINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY **AN UNDIVIDED ONE-SIXTH (1/6) INTEREST** UNTO **THE DONNA N. PENCE REVOCABLE LIVING TRUST DATED THE18TH 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 Davidson County according to a survey by Allen R. Trumbo License No. 1127, Dale and Associates, 516 Heather Place, Nashville, TN 37204, dated 10/22/98 and being more particularly described as follows:

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 2, 2006, of record as Instrument No. 20060814-0100061, in the Office of the Register of Davidson County, TN. Frances Pence 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 above is the same as the previous deed of record.

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 he 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

Notary Public

